

Council Chambers
300 First Street
Woodland, California

June 4, 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 four closed session topics. The first item was a public employee appointment (Gov. Code Sec. 54957) regarding the City Attorney. The second item was a conference with real property negotiator (Government Code Section 54956.8) involving negotiating parties: P G and E Enterprises and City of Woodland. Property discussed was the Conaway Ranch and the topic under negotiation was the price and terms of payment. The third item was a conference with Legal Counsel regarding anticipated litigation and initiation of litigation pursuant to subdivision (c) of Sec. 54956.9 (one case). The fourth item was a conference with Labor Negotiator William Avery (Gov. Code Sec. 54957.6) regarding the following Employee Organization: Woodland Professional Firefighters' Association. Council Members present at the meeting were: Rominger, Flory, Losoya, Ryhal; Council Members absent: Borchard. City Manager Kris Kristensen also attended the closed session. Fire Chief John Buchanan attended the closed session for the fourth item, and City Attorney Ann Siprelle attended the closed session during the first three issues. The special session and closed session were adjourned at 7:23 p.m.

The Woodland City Council met in regular session at 7:25 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, Flory, Losoya, Ryhal, Borchard
(arrived 8:30 p.m.)

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Siprelle, Wegener, Barry, Buchanan,
Hanson, Gualco, Utterbach

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council just completed a closed session to discuss four different items (See minutes above) as permitted by the California Government Code.

Mayor Rominger said the City Council made a decision to again retain the firm of Kronick, Moskovitz, Tiedemann and Girard for City Attorney services.

MINUTES:

Mayor Rominger said the Council will need to postpone action on the March 19, 1996 and April 9, 1996 City Council meeting minutes because three Council Members are needed for approval. Mayor Rominger, and Council Members Flory and Borchard were eligible to vote, and Council Member Borchard had not arrived at the meeting yet.

Mayor Rominger noted on page 7 of the April 16, 1996 minutes under Temporary Adjournment of Council Meeting that Mayor Rominger temporarily adjourned the meeting not Mayor Sandy, and she said on page 14 there should be another correction to indicate Mayor Rominger instead of Mayor Sandy.

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 April 16, 1996, as corrected.

COMMUNICATIONS:

1. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine license (person to person transfer) for Chef Sam Chinese Restaurant, 610 Cottonwood Street. Police Lieutenant Terry Brown had advised that the Police Department has no concerns with the issuance of this license.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of April 1 and April 15, 1996.

2. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo County Transit Authority Board meeting of April 24, 1996.

3. From the City Manager a report was received summarizing topics discussed at the City Selection Committee meeting of May 9, 1996. He said the City of Woodland was given a position on the Sacramento Area Council of Governments (SACOG), and it would be appropriate for the Council to select a representative if it desires.

The Community Development Director said SACOG addresses issues of a regional nature, especially in terms of transportation as well as some areas of housing allocation and air quality. She said the SACOG Board meets monthly during the day in various cities throughout the Sacramento region.

Mayor Rominger said the City Selection Committee discussed the possibility that the City of Woodland would not be interested in appointing a representative, and the City of Winters has had a representative for the last two years. She said the Committee

agreed it could revert back to the City of Winters for the next two years and then go forward from there. After some discussion the Council took the following action:

On motion of Council Member Losoya, seconded by Council Member Flory and carried by unanimous vote, the City Council agreed not to select a City of Woodland representative to the Sacramento Area Council of Governments Board of Directors and agreed that the City of Winters could take the appointment for the next two years. The Council expressed an interest in selecting a representative from the City of Woodland when the next Yolo County representative is appointed.

4. From Parks, Recreation and Community Services Director Tim Barry a report was received summarizing action taken at the Commission on Aging meeting of May 14, 1996.

5. From the Parks, Recreation and Community Services Director a report was received summarizing action taken at the Parks, Recreation and Community Services Commission meeting of May 15, 1996.

Mayor Rominger inquired about the Klenhard Ballfields, and she asked if there are to be shade trees for the spectators and players.

Tim Barry said there are tree plantings planned to use the westerly direction to shield the sun for players and spectators.

Mayor Rominger asked if the Council will be reviewing the lease agreement with the Woodland Adult Sports Association for use of Dubach Ballfield.

Mr. Barry said the Council will be approving an amendment to their current agreement which deals with advertising signs at Dubach Park.

6. From Police Chief Russ Smith a report was received transmitting the minutes of the Yolo County Communications Emergency Services Agency meeting of May 15, 1996.

7. From the City Manager a report was received highlighting topics discussed at the County/City 2 x 2 meeting of May 16, 1996.

8. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of May 16, 1996, as follows:

- a. Commission approved Tentative Subdivision Map No. 4285 (Wincrest Homes) and conditional use permit modification. The Planning Commission conditionally approved the tentative subdivision and a use permit modification to provide for the creation of 16 residential lots at the

southwest corner of County Road 102 and Maxwell Avenue, within the Southeast Area Specific Plan.

b. Commission had a discussion with City Council representatives. Council Members Borchard and Ryhal were present and spoke with the Planning Commission concerning the role of the Planning Commission and planning issues in general prior to conducting interviews for the vacant Planning Commission position.

9. From Public Works Director Gary Wegener a report was received transmitting the minutes of the Tree Commission meeting of May 20, 1996.

PUBLIC COMMENT:

Director of Public Works Gary Wegener gave Council an update on the sewage spill on Cache Creek. He said the County of Yolo has extended the prohibition of swimming at the Creek for another 48 hours because the preliminary tests were not what the County wanted them to be. He said this prohibition is the result of the sewage spill which occurred at the headwaters of the Creek at Clear Lake. About 30,000 to 35,000 gallons of raw sewage went into the Creek. He said the Yolo County Flood Control and Water Conservation District was able to add water in from Indian Valley Reservoir to help dilute the flows as they came down, and the flows are primarily going through ag applications in fields. He said the County plans to monitor the flows and see it pass through and then open the Creek up for recreation and swimming. He said there is no direct connection with the Creek and wells of the City for municipal water use.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Mayor Rominger requested removal of the bid call for the Klenhard Ballfield snack bar building construction from the Consent Calendar.

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

BEAMER STREET SITE SLUDGE CLEANUP:

The City Council (1) awarded a contract for excavation, loading, and transport of sludge from the former Beamer Street wastewater pond site to the Yolo County Central Landfill to Double M Trucking, Winters, California, for \$17,859.45; (2) authorized the Public Works Director to execute the contract and contract amendments up to 15% (\$2,680) of the value of the contract; and (3) authorized expenditures for Yolo County Landfill tipping fees in an amount not to

exceed \$26,500 (includes 15% contingency).

BID CALL - KLENHARD YOUTH BALLFIELD COMPLEX SNACK BAR BUILDING:

Mayor Rominger said in regard to the Klenhard Ballfield she has heard concerns about the maintenance of lawns at City facilities as well as maintenance of restroom facilities. She also said women have asked her if the restroom stalls will have doors and will be large enough to move around.

The Parks, Recreation and Community Services Director said restrooms the City has had at ballfield facilities are pretty tight space-wise. He said they were not subject at the time of construction to the type of Americans with Disabilities Act (ADA) requirements which we now have. He said they normally do not put doors on the stalls because of vandalism but partitions are installed for privacy. He said the depth will have something to do with the space requirements for the larger stall area. He said the Parks, Recreation and Community Services Commission talked about the additional feature of a baby changing table, and the architect has tried to look at products and designs that will enable them to install these features in both the men's and women's restrooms. He said, however, they cannot find something that will meet the space requirements for the size building they have and be vandal resistant.

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council authorized the bid call for the Klenhard Youth Ballfield Complex Snack Bar Building.

REGULAR CALENDAR:

GENERAL PLAN REFERENDUM:

The City Manager said on May 28 the City Council spent an hour and a half looking at various options available regarding the General Plan referendum and heard from a number of speakers and their views on various issues. He said the Council needs to decide how it wants to respond. There are three options: (1) take steps to challenge the petition itself relating to questions raised on some of the petition gatherers; or (2) accept the petition and reconsider and repeal the February 1996 General Plan approval and take steps to approve a new General Plan; or (3) accept the petition and place the February 1996 General Plan before the voters for ratification. He said there is really no time restriction in which to act, but if the Council decides to place the matter on the November 5, 1996 ballot there is a deadline of submitting the request to the County by August 6, 1996.

Mayor Rominger said at the study session the Council heard from a number of people, and the Council has the impression there are more people who want to

speak on this issue.

Vice Mayor Losoya said if there is anything anyone wants to convey to the Council, they should step forward and give their comments to Council.

Dan Pollock, 720 College Street, Woodland, said he has resided in Woodland for the last three and one-half years. He said he and his wife like Woodland because it is a small agricultural city and because it has heritage with many fine Victorian homes. He said they like the open agricultural space around the City and the peace and quiet of the City. He said they do not want to see Woodland develop the traffic congestion, pollution, crime and crowding of many other California cities. Most importantly, he said they do not want to see the farms and agricultural land used for residential and commercial development. He said Woodland and Yolo County have some of the richest soils in the world, and we must do everything in our power to preserve and protect this resource. He said we must not forget that Woodland was and is a very successful City because of its agricultural economy. He said we must not be blind to the increases in the world's population and the demand for agricultural products and to the pressure in rural areas like Woodland to use farmland for housing and other development. He said he and his wife Barbara are not happy with the direction of growth in the General Plan. He said the proposed direction of growth is to the south of the City primarily on prime agricultural soil. He said for them the issue is not to go north, east, south or west; it is the issue of insuring the future for our City, State, Nation and the world by planning preservation and protection of our farms and prime soils. He urged the City Council to look at the referendum on the General Plan as an opportunity to reassess the proposed growth to the south and to look at using properties within the existing City limits for future growth. He said the Council should look at all of the alternatives for all of the areas around the City and continue to urge members of the public to become a part of this process. He said about one and one-half years ago there was a workshop discussion at Zamora School, and there was a lot of participation from the residents. He suggested placing an ad in the newspaper to get better response.

Council Member Flory asked Mr. Pollock how he balances his position with others who support the referendum. He said some people who signed the referendum petition think the City should grow south.

Mr. Pollock said that is an issue before the Council, and the Council has to consider what the developers want and also what the people want as well.

Council Member Flory said the City did have a lot of meetings on the General Plan and tried its best to get people to come forward to comment. Now the proponents of the referendum are coming forward saying they want growth to go south, and some want growth to go east. Still others want the City to work within its boundary. He said the Planning Commission actually proposed growth to

the south.

Joe Crescione, Woodland resident and former Council Member, said Woodland has been good to his family, and they want to continue to give to the community. He said he was involved in the original concepts of the new General Plan and was serving on the Council at the time. When the Plan was developed the process went extremely well. He said he was impressed with the time line, and he wanted to ask many questions to be sure he could agree with the Plan 100 percent. He said there was no doubt that some people will not appreciate the Plan and others will like it. He said he felt it was going to be a good planning process. At certain points, he said, the process was curtailed, and areas were eliminated that he felt should never have been eliminated without a good study. At that same time he felt as long as the process was to continue it was a good process, but he said he was actually disappointed with the finality of the Plan. He said there were some Council Members who were upset at how the final Plan was approved and how the votes took place. He said that is his greatest objection. He said a good planning process is not negotiated. The meeting he felt was most disruptive was when the Council went back and forth to reach its decision on growth.

Dudley Holman said in the discussions about the General Plan he often heard that the Plan can be amended four times per year, and there should be no problem. He said there are some drawbacks there that need explaining, particularly for new Council Members and the community. He said the Council's decision on the General Plan is not the final decision. The Plan is subject to approval beyond that by LAFCO, and beyond that the County's General Plan must be brought into conformity with the City's General Plan. He said for those who have the illusion that the Council makes the final decision, it needs to be clarified and understood what other approvals are needed. In connection with the fact that the General Plan can be amended four times a year he sees a problem. There is an intention to study some areas east of County Road 102. He said assuming that the 1996 Plan is adopted by the City and moves forward to the next approval which is LAFCO. He said it is likely LAFCO will approve the Plan. In the meantime, he said, the Council is talking about a study east of County Road 102 with the hope that if development is deemed to be feasible as a result of the study that area might be looked at for future development. However, he said, having an approved Plan by LAFCO which essentially includes all of the area needed for 25 years, LAFCO may or may not be likely to consider an amendment to the Plan picking up more area. He said he served on LAFCO for ten years and was an active City member for quite a while. During that time, he said he got to know the rules fairly well and knows how LAFCO works. He said if he was now sitting on LAFCO and LAFCO approved the City's Plan for the next 25 years, LAFCO would ask how the City could justify that, since it already had in the Plan all it would need for a long time. He questioned whether the Plan could be amended later and whether more acreage could be added even if it is justified when the adopted Plan has as much as the City needs. He said the Council needs a better understanding of how

LAFCO works, what the rules are, and what the likelihood is of adding additional land.

Community Development Director Janet Ruggiero said LAFCO does not approve the City's General Plan and has no authority over a city general plan. She said LAFCO approves the sphere of influence, and the sphere of influence is usually a plan that is approved by LAFCO that basically sends out a ten year sphere and a twenty year sphere and is designed to provide for annexations within that ten year line for future development within the community. The issue of how LAFCO would address whether the City changed its General Plan or not would be a simple matter of the City requesting that its sphere study be amended, and they would then have to then address the issues appropriately in light of LAFCO's guidelines just like any amendment to a sphere. She said she cannot "cast in concrete" what LAFCO will do because it will depend on the land that is involved, the rationale for that land, and how it fits within the ten or twenty year sphere that LAFCO has already approved. She said LAFCO's sphere right now is not consistent with the City's 1988 General Plan because LAFCO never updated its sphere study to reflect the 1988 Plan, so the City has been out of sync for some time with those sphere studies because of staffing and priorities for LAFCO. She said amendments to the sphere can be submitted for approval by LAFCO if the City can show the amendment can comply with the regulations. She said it is important that the Council understands that LAFCO has no control over the City's General Plan. The issue becomes in terms of the sphere of influence, the annexations that would occur and how that would be reflected in the study.

Mayor Rominger said as the Council's representative on LAFCO she knows that one reason LAFCO has not yet initiated a sphere of influence study is because LAFCO understood the City was in the process of updating the City General Plan and was awaiting for the City General Plan to be adopted so that it could all be done at once.

Mayor Rominger thanked members of the audience for their comments which, she said, help the Council in making its decision with respect to the referendum.

ANNEXATION OF CITY PROPERTIES:

The Community Development Director said on January 16, 1996 the City Council requested that the Planning Commission begin discussion of the rezoning of the City-owned Regional Park and Wastewater Treatment Plant which involves 1,533 acres east of County Road 102. The Planning Commission considered the proposal on April 18 after the Commission had gone through the environmental review process. During the meeting she said there were several questions raised. Some questions were of a legal nature, and Council received a confidential response from the City Attorney under a separate letter. The issue discussed by

the Planning Commission was that in light of the referendum and issues around the General Plan whether the Council was still interested in proceeding with the rezoning and request for annexation of noncontiguous City property. She said the Commission asked that the matter be referred back to Council and asked for some direction regarding Council's desire to continue with the processing of the rezoning request.

Council Member Ryhal asked what the City gains or loses by annexing the property.

The Community Development Director said the rationale for annexing the property is to have local control over land on which the City functions. She said the City does not pay property taxes to the County because the land is effectively in the City. She said the taxes are not a lot. She said she did not know what the down side is to annexing.

Mayor Rominger said she originally requested that the Council consider this to have control over the land the City owns and to bring into the City the Regional Park which the City could focus on. She said the City actually does have plans drawn up for development of that Park, and she said by annexing the City could highlight the Park and actually develop it. Now to develop the Park the City has to go to the County for approval.

Council Member Flory said the cost is estimated at over \$1,000,000 to finish the Regional Park.

Parks, Recreation and Community Services Director Tim Barry said the original estimate to develop all 60 acres was about \$10,000,000. He said the City cannot develop part of the acreage because of the former landfill. He said they have master planned the rest of the Park. The cost estimate includes the development of four softball fields, a full size lighted baseball field, a lighted soccer field structure, and a lighted softball field.

Council Member Flory asked if there was any discussion of scaling that down and using \$5,000,000 for parks we already have.

Mr. Barry said he is open to any way the City can develop the property. He said the City needs to have enough money for the infrastructure, including roads, water, off street parking, lighting, etc. He said he would expect there would be volunteer projects for the site.

Mayor Rominger said she has heard from several different individuals who are adept at raising funds for community centers and have told her that if they are given good plans, organizations are ready for development of the property.

Mr. Barry said the City has the conceptual plan and has gotten several approvals to develop certain areas.

Council Member Flory said at a later date the City could look at annexation of the property, but without the General Plan in place the Council would be somewhat foolhardy to approve annexation of hundreds of acres into the City. He said until the issue of the General Plan and the referendum are resolved the annexation should be postponed. He said he did not know of any City that would bring in several hundred acres into a City which has no General Plan to guide its future.

Council Member Ryhal said he has no problem with going ahead with the annexation. He said this is the City's property, and the City can bring it into the City's sphere of influence.

Vice Mayor Losoya said without a General Plan he felt the Council should give it some more thought before considering annexation.

Mayor Rominger said if the zoning were to change from a public use, it would have to go back from annexation.

The Community Development Director said if the property were to remain noncontiguous and the use went to something other than the Wastewater Treatment for the large piece, then it would require that the property be deannexed (if it remains noncontiguous).

Council Member Borchard arrived at the meeting at 8:30 p.m.

Mayor Rominger said the City has the opportunity to bring the property into the City. If the use should change, then it would be deannexed and would go through a regular process. She said this would not have any impact on any of the Council's decisions that it might make with regard to the referendum and the General Plan.

Vice Mayor Losoya said he is not so much concerned about the rules and laws in reference to governing the property as he is about what the Council may decide in reference to the General Plan given some of the issues that have come up about that property, such as flooding.

The Community Development Director said the section of the Government Code that provides for annexing this land is on the basis that it is being used for public purposes and will remain for public purposes. That is the reason for the designation as open space. Now when the City wants to do things on its property the City works with the County, just as the County works with the City when the County works on its property in the City. The open space rezoning is simply

meaning that the property would remain in open space/public use segments. She said when the Planning Commission held a public hearing there were owners of property between the existing City limits and the City property, and they asked what impact this would have on their property. She said that is part of the Commission's hesitation, and that is why the Commission referred this back to the Council. She said the way the City would be annexing this property is under the basis that the property would remain in public use. If somewhere down the line the property was still noncontiguous and the City Council decided it wanted to do urban development, the City could not under that section of the law.

City Attorney Ann Siprelle said the property would become deannexed from the City only if the City sells it. The actual language of the statute says that in order to annex the property under the statute the land has to be used for municipal purposes at the time that the annexation proceedings are initiated. Then later on if the City sells the property, the property ceases to be a part of the City. There is no requirement that it continue to be used for municipal purposes after it is annexed.

Vice Mayor Losoya said annexing the property at this time may make it difficult to reconsider the remainder of the property if the City has already made a commitment on a portion of the property. Although he said it is important for the Council to move on this for several reasons, he said he did not want to find himself in a situation where he has committed prematurely to something that may come back. He said we do have a potential for that with the referendum, the issue of the direction of growth, and other issues.

Council Member Borchard said he heard some comments made which are keeping him from making any statements (due to a conflict of interest). He said he will hold off on making any comments for now.

Mayor Rominger said from Council comments she appears a vote on the annexation issue at this time would be two to two which means the Council has made no decision to consider annexation of City properties.

PROPOSED ROAD MAINTENANCE ASSESSMENTS:

Asa Utterbach, Assistant Engineer and Program Manager for the City road systems, presented the 1996 Pavement Management Update Report to the Council. He used the overhead projector to explain the Pavement Management operations, Pavement Management rehabilitation requirements, and pavement deterioration, funding availability, and a brief summary. The report indicated that currently, of the City's 151 miles of road, 9 miles need to be reconstructed, 14 miles need to be overlaid and 60 miles need to be seal coated. The current work needs on the City's road system total \$6.7 million. He said staff will continue to monitor and keep the Council updated based on Council decisions.

Responding to a question from Mayor Rominger, the Director of Public Works said the Major Projects Financing Plan includes a project for upgrading City streets in relation to increased development, increased wheel loads and truck traffic. He said that allows the City on major streets to use a one-third match from development fees in the road maintenance projects. This is for arterial and collector streets but does not include the local streets. He said that is a fund source but there is a 33 percent match, and we have to have the 67 percent to put toward that. He said the Blue Ribbon Committee report indicated \$300,000 per year on the average for State and Federal funding match portions.

Council Member Ryhal inquired about the use of a general bond to fund road maintenance.

The City Manager said this is capable of being done. A general obligation bond would not provide the ongoing maintenance, but it would deal with the backlog.

Council Member Ryhal said one of his concerns is that there is no sunset clause in the proposed road assessments and could go on forever.

The Public Works Director said the Council could vote on any change in the road assessments. He said one of the issues to deal with and one of the reasons staff is asking the Council to specifically consider making a conscious decision on road maintenance assessments proceedings that were initiated over the past year is that it is quite likely if the City does not go with this road maintenance assessment, future assessments will require a ballot be mailed out to every property owner. The property owners will have to decide whether to support the assessment and mail the ballot in, not a general ballot measure. This likely will affect future assessments. He said this will make approval more difficult than if it is a general ballot measure.

Council Member Borchard said there has been a stoppage in activity of the committee which is attempting to work on legislation for the sales tax.

The City Manager said the committee is having difficulty finding Republican support for a general sales tax authority.

Council Member Borchard said the committee did not talk about road maintenance assessments. They only discussed attempts to get legislation passed on a sales tax.

Responding to a question from Council Member Ryhal about the assessments, the Director of Public Works said if the Engineer's report was adopted according to proposed modifications the total amount that would be assessed in the initial five-year period would be \$1,638,576 per year to address the backlog requirements, and the assessment total would drop down to the

\$500,000 range for the annual maintenance. The amounts per property vary according to the different types of land use.

Council Member Ryhal said the road assessment is basically a tax.

The City Attorney said it is an assessment. The Director of Public Works said from a legal standpoint it is an assessment.

Mayor Rominger said in regard to the road maintenance assessments she would like more information from the committee working on the sales tax legislation.

Georgia Cochran said she met with the committee, and she is not a business owner but a resident of Woodland. She said she supports the pavement maintenance program whether in the form of a sales tax or an assessment district. She said to let this investment just crumble is criminal. She said at the last meeting the committee was looking at the sales tax issue, and there was not a lot of talk about the assessment district. She said in April the Council talked about a citizens-Council committee review and two public hearings of the assessment program at the end of five years to determine appropriate adjustments. She said there could be a zero assessment to keep it on the books. To float a bond the City would pay in arrears and interest costs; this would not be the most economical method. She encouraged the Council to approve something because she said there is very little chance of getting the sales tax measure passed locally. The further the Council takes the funding mechanism from this Council's control the less control the Council has over the money and what happens to it.

Council Member Ryhal said even though the sales tax issue may not make it, a general obligation bond is still an option and should be explored. He said in his opinion an assessment is still a tax.

Vice Mayor Losoya said he felt the City has an obligation to consider how the City is going to maintain the quality of life, services, appropriate roads, etc., at the time it is affecting us. He said the situation is only going to get worse.

Council Member Flory said he has ducked the issue as much as anyone over the last couple of years, and whether you call it an assessment or a tax, it is not a fun thing to do. He said the Public Works Director is not asking for money because he does not need it; he is asking for the funding because he is the chief engineer and department head for public works for the City and is saying it is something we have to do to maintain the quality of our roads. He said the Public Works Department is doing a good job of trying to maintain the roads with the funding they are given. He said he has changed his position tonight and would support putting in the district with the hope that between now and August someone else will come up with some plan, and we will not have to come up with the funding.

Council Member Borchard said there is always the chance that between now and August one senator will change his mind. He said there are a lot of people involved with trying to get the message across in Sacramento. He said it has been very frustrating and very enlightening for those people. He said he did not want to lose any windows and go past a time where we restrict ourselves in being able to impose an assessment district. He said he agrees with Council Member Ryhal that it is a property tax, but what is worse is allowing our roads to fall to gravel. He said he does not want that to happen in Woodland. He said he still thinks there is a hope of going to a sales tax and to persuade our government officials, but he said he did not want to lose the window of opportunity. If the assessment is for a dollar a year that is fine. What is worse than a property tax is infrastructure falling into disrepair.

Mayor Rominger proposed that this matter be placed on the next Council meeting agenda and in response to concerns of Council Member Ryhal the Council should look at some general obligation bond information. She asked that the committee meet again and report back on the sales tax effort. She said she too was interested in exploring a general obligation bond for the backlog. She said she also wants to hear from the committee because she is not forgetting that the Council received protest letters from over 800 people against the assessment district.

Council Member Ryhal offered to meet with the committee.

Council took a recess from 9:20 p.m. until 9:32 p.m.

Mayor Rominger thanked camera operators Jason Frye and A. J. Lebov for televising and video taping the Council meeting.

HAZARDOUS MATERIALS RESPONSE SERVICES AGREEMENT:

Fire Chief John Buchanan said a few years ago the City signed an automatic aid agreement for fire protection services with the County of Yolo, the Cities of Davis and West Sacramento and the University of California of Davis. He said these are the same entities which are signatories to a proposed agreement regarding hazardous materials response services. He said there are three options to provide for response to the potential hazardous materials incidents. The first option which is expensive is to establish our own hazardous materials response team among City departments with the Fire Department as the primary respondent. Second option is to contract with the City of Sacramento to provide a hazardous materials response team, and that cost would be between \$60,000 and \$100,000 annually. The third option which he recommended is establishing a countywide response team. The University of California at Davis due to their high potential for this type of emergency response has purchased the necessary

equipment and has trained its Fire Department personnel to the level necessary to make entry into and mitigate a hazardous materials incident. He said the University could utilize the services of the City's personnel for an outside resource in decontamination. He said this would require all of the City's Fire Department personnel to be trained from their present "First Responder" level to a "First Responder Decontamination" level which amounts to approximately eight additional hours of training annually. The economic considerations include a grant which allowed the County to purchase a hazardous materials trailer to be used for the decontamination equipment. Other than personnel costs, the only fiscal impact would be \$2,500 for disposable supplies. He said the agreement provides that each entity deposit \$10,000 into a fund, and the fund would be maintained by the University for immediate purchase of equipment. He said annually the City would be putting money back into the fund to make sure we maintain the \$10,000 level. Part of the Hazardous Materials Team is the Yolo County District Attorney's office which does the investigation of spills, and if we can find out who or why there is an incident the Team can go back for cost recovery.

Marge Dickinson, Director of Government and Community Relations for the University Campus, said she was anxious to form this partnership to create a safer environment for the community.

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote the City Council authorized the Mayor to sign the Agreement between the County of Yolo, the Cities of Davis, West Sacramento and Woodland, and the University of California at Davis.

GRANT APPLICATION FOR YOLANO VILLAGE/TEAM WIN UPDATE:

Police Captain Del Hanson gave Council background on the Team WIN (Woodlanders Improving Neighborhoods) program which was initiated to provide community neighborhoods with a team of representatives from each of the City departments to assist in cooperative problem solving between government, residents and businesses to achieve mutual goals. He said last year the team members received training in developing long term solutions to neighborhood problems that have the potential to reoccur. In 1995 the Council gave the Team permission to be in a pilot program within the Yolo County Housing Authority, at Lemen Avenue, Yolano Drive and Donnelly Circle. Their initial survey of area neighbors provided the Team with specific problems the neighbors were hoping to minimize, including gang violence, loud music and noise, and loitering by large groups well into the early morning hours. He said the neighbors also expressed some interest in an after school homework helper program provided by the Library. There were discussions about the need for more information on available recreation services. The Team was successful in forming a partnership with the Housing Authority staff as well as the neighborhood residents and the local tenant association. The partnership resulted in establishing an open communication

system between the residents, the Housing Authority and the appropriate team members which has helped to minimize the problems that previously plagued the area. Outdoor lighting was upgraded by the Housing Authority staff in areas where loiterers were present. Directed Police patrols discouraged those intent on criminal behavior in the area. Trespassing violations were enforced after the Housing Authority staff posted the necessary warnings. He said they found the vast majority of those causing problems were not residents of the Housing Authority. Evictions were initiated for those who violated terms of their rental agreements by committing criminal offenses. Through partnerships, he said, they have been able to restore the area to where it is a peaceful place to reside. Calls for Police service to the area have been significantly reduced. Late last year they organized a Family Fun Day to solidify the partnership with the neighbors. The Fire Department and Department of Public Works organized the event. He said the Library program under the direction of Carol Beckham has been extremely successful, and on many nights 15 to 18 youths take advantage of the help to assist them with their school responsibilities. He said they feel this program has made the most impact on bringing about the long term change they are looking for in the area. Children now have an alternative when they do not understand the work assigned to them. Successful students he said provide the necessary self-esteem in providing them with the ability to say "no" to the gang influence that was present. Captain Hansen then asked for Council support in the Housing Authority's grant request for funding from the Federal government to continue with some of the programs initiated. He said no matching funds are required of the City. He said their plan is to provide additional Police presence on the nights when there is potential for the problems to reoccur. He said they will also ask for funding in the grant to continue the Library program and additional park and recreation programs. He introduced some of the Team's most valuable members who were present at the meeting: Frances Rangel, Isabelle Ramirez, Irma Carrere, Paulette Gallardo (Housing Authority), Debbie Newman (Housing Authority), Carol Beckham (Library), and Ann Hanson, a City employee who helped with Family Fun Day. The funding will probably ceiling at about \$60,000 to \$70,000, but he said they may not ask for that much.

Council Members congratulated the Team WIN members for their efforts.

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council endorsed the Yolo County Housing Authority's grant request to fund services currently provided under the Team WIN. The grant is Federally funded under the Department of Housing and Urban Development's Public and Indian Housing Drug Elimination Program.

Captain Hanson thanked the Team WIN members, the City Council and the City Manager for his vision in developing Team WIN.

ART IN PUBLIC PLACES PROGRAM:

The Community Development Director said the issue of the Art in Public Places Program was placed on the agenda at the request of Mayor Rominger. She said in the late 1980's her staff did a lot of work with a citizens committee in developing an Art in Public Places Program which included policies as well as a potential ordinance. Council received a copy of a Discussion Paper developed by the committee in 1988 with revisions in June of 1988, October of 1988 and February of 1989. Topics included in the Paper were the role of the Art in Public Places Committee, goals for an Art in Public Places Program, components of the Program, what constitutes eligible art and what does not constitute eligible art, as well as how to deal with public sector/private sector funding. She said the Council had a study session on March 17, 1989, and there was discussion about what is art. After that the issue was shelved. She said in the past the City worked closely with the County Arts Council, and if the Council is interested in pursuing this matter further staff could continue its work with the Arts Council.

Mayor Rominger said she raised the issue because she sees art in public places in other communities including murals, statues, etc., and she thought it added a great deal to the community. She felt it was good to look at the issue for Council consideration. She said some of the ideas in the Paper are good and need to be refined, but she felt the City does not need another commission. She said art does not have to be either public or private and could be recommended. There should be some guidelines.

The Community Development Director said one of the issues that came from the committee was the fact that there were no guidelines for maintenance and who owns the art, especially with public art.

Council Member Borchard said philosophically he is against governmental money going toward art. He said the art that is going to keep Woodland healthy comes from a strong Redevelopment Agency. The Agency works on facade improvement loans and enhancing the appearance of the downtown without art. He said if a private person wants to display something and wants to make sure of its maintenance and it falls within certain guidelines that is fine, but he is against government funding for art.

Council Member Ryhal said he does not care for government funding of art, and he did not support a provision in the Discussion Paper which stated that "In lieu of installing art on a project, the ordinance specified above may require a fee of one percent for all commercial and industrial private projects which have a total building valuation of \$100,000 or more." He said the builder would have to pay for art down the road which he would not support.

Council Member Flory said he too traveled to many different cities where art in public places enhances the community. He said if there is a program that could

be worked out, he could support it.

The Community Development Director said the City has requested that large projects address the issue of art, and most of them have done this voluntarily. She said this has been done sparingly, and it depends on the size of the project.

Vice Mayor Losoya said although on the face of it he would not support spending money for art pieces, he felt the City should do as much as possible to promote the concept to bring some excitement and some culture to the downtown.

The Community Development Director said the Woodland High School Art Program is fantastic, and students have designed and created structures that are on the campus. She said maybe there could be a partnership with the School District, and maybe we have not done enough to publicize the success of that program as a definite contribution to the community and encourage those aspiring artists.

The Council agreed that Mayor Rominger will work with the Community Development Director or someone on her staff to come back to the Council with some recommendations concerning Art in Public Places.

AQUATIC COORDINATOR JOB DESCRIPTION/SALARY ASSIGNMENT:

Human Resources Manager Dean Gualco requested Council approval of the new three-quarter time Aquatics Coordinator position. He said at the March 19 meeting Council authorized the reorganization of the Parks, Recreation and Community Services Department which included the new Aquatics Coordinator position. He said the Department is not requesting any additional funding for the position and will finance the change within its existing budget.

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the position of Aquatics Coordinator (three-quarter time) at a salary range of 32, \$1,297 to \$1,579.

YOLO ECONOMIC STRATEGIES PROPOSAL:

The City Manager said at the last Council meeting he presented information about the Yolo Economic Strategies proposal to form an economic development organization. The recommendations came back in early May to start slowly with an advisory council type of structure with representatives from both public and private sector to help begin a concerted effort in the development of a Countywide economic development program. He said the task force that was involved with the creation of the program also identified a more formal organization model that could be developed at some point in time when there is sufficient interest among all of

the parties. At this stage a more informal advisory council is being considered. He gave Council information on a range of alternative organizations.

Council Member Flory said the people involved in this effort have spent a lot of time, and there has been a lot of compromise. He said we need to market Woodland as a region and Yolo County as part of that region. He complimented Charlene Shaffer of the Chamber of Commerce for her experience and for bringing contacts to the group.

Vice Mayor Losoya said he felt this is a very worthwhile project and that economic development needs to be planned strategically rather than reacting to whatever has occurred.

Other Council Members expressed support for the proposed Countywide economic development advisory council concept.

The City Manager said Council Member Flory will participate in future discussions about the formation of this organization, and the Council may be asked to review a draft agreement for consideration.

COUNCIL REPRESENTATIVE TO ORGANIZATION IMPROVEMENT EFFORT:

The City Manager said for the past couple of months the City organization has been discussing the long term direction of the organization and ways in which the City can address productivity, customer service issues, internal communication issues, etc. He said the organization has gone through quite a bit of transition in the 1990's with budget actions, and other organizations have used techniques such as total quality management programs to regain their sense of equilibrium and sense of direction. He said members of the City organization have held two successful meetings to discuss those issues. There was a lot of participation and constructive criticism about where we should go. He said any effective change has to occur from the top down and from the bottom up. He said he would like to have Council representation on this group to put a particular plan together that will be presented back to the City Council outlining specific action steps which we would like to take, specific budget, specific funding sources for the actions, and a time line for when they would be done.

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council appointed Council Members Losoya and Ryhal to serve on the City competitiveness planning group.

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council extended the meeting from 10:29 p.m. until 10:45 p.m.

SACRAMENTO VALLEY SCOTTISH GAMES:

Mayor Rominger said the Caledonian Club of Sacramento has been sponsoring the annual Sacramento Valley Scottish Games and Gathering, a traditional Scottish weekend function of outdoor and indoor activities held in late April for many years. She said the events coordinator of the Club spoke with her and the City Manager about moving the games from their current location in Roseville to the Yolo County Fairgrounds in Woodland. She said these games go on through the summer months, and a time has been secured with the Fairgrounds. She said she spoke with representatives of the Woodland Chamber of Commerce, and Charlene Shaffer, the Executive Director of the Chamber, about what goes on at the games. She said this is family oriented gatherings of people who are of Scottish origin, and they have music, dancing, contests, etc. She said they are interested in City participation and support of the games. Last year about 15,000 attended in Roseville. She said the City Manager talked with the Police Chief of Roseville and there did not seem to be any problems at all with the event. She said they would be able to come to Woodland in 1998, and she said this would be an opportunity to have a community event and to bring others into our community.

On motion of Council Member Flory, seconded by Council Member Losoya and carried by unanimous vote, the City Council authorized the Mayor to send a follow-up letter inviting the Scottish Games to the City of Woodland.

SOUTHEAST AREA NEIGHBORHOOD MEETING:

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council authorize City sponsorship of a Southeast Area neighborhood information meeting on June 27, 1996 for new residents.

SACRAMENTO VALLEY DIVISION OF LEAGUE OF CALIFORNIA CITIES QUARTERLY MEETING:

Mayor Rominger, President of the Sacramento Valley Division of the League of California Cities, outlined the itinerary for the next quarterly meeting to be hosted by Woodland on Friday, June 28, 1996. The Sacramento Valley Division Executive Board will meet at 11:00 a.m. at Morrison's Restaurant. The general membership meeting will be held at 1:30 p.m. at the Hotel Woodland. There will be speakers on redevelopment and a speaker from the Southern Pacific Railroad Company.

FUTURE MEETING AGENDA ITEMS:

Mayor Rominger asked that the Council consider at a future meeting taking the month of August off.

MINUTES:

Mayor Rominger noted that at the March 19, 1996 Council meeting during the General Plan discussion, Joe Crescione asked for an apology for name calling that appeared in the newspaper, and she felt that should be included in the March 19 minutes. Council Member Flory said he felt the former Mayor, Gary Sandy, should be allowed to come back to see if there is anything he wants to amend in the minutes.

Council Member Borchard said he has no problem with that amendment.

On motion of Council Member Borchard, seconded by Council Member Rominger and carried by the following vote, the City Council approved the minutes for the regular Council meeting of March 19, 1996, as amended, and approved the minutes of the adjourned meeting of April 9, 1996, as prepared:

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

ORDINANCE NO. 1288 - MILITARY SERVICE CREDIT:

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1288, "An Ordinance of the City Council of the City of Woodland Authorizing an Amendment to the Contract between the City Council of the City of Woodland and the Board of Administration of the California Public Employees' Retirement System." This contract amendment provides for military service credit for City employees, miscellaneous and safety members.

ADJOURNMENT:

At 10:45 p.m. the meeting was adjourned.

City Clerk of the City of Woodland