

Council Chambers
300 First Street
Woodland, California

February 20, 1996

A closed session scheduled for the Woodland City Council at 6:15 p.m. was canceled. The purpose of the closed session was a conference with legal counsel regarding anticipated litigation (Government Code Section 54956.9) and significant exposure to litigation pursuant to Subdivision (b) of Government Code Section 54956.9.

The Woodland City Council met in regular session at 7:06 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

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

ROLL CALL:

COUNCIL MEMBERS PRESENT: Sandy, Borchard, Flory, Rominger, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Sipelle, Wegener, Vicars, Bryan, Barry, Ostebo, Rinkel, Ahlgren, DeWeerd, Brown

MINUTES:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of December 19, 1995, as prepared.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote (Council Member Rominger abstained), the City Council approved the minutes for the regular Council meeting of January 2, 1996, as prepared.

COMMUNICATIONS:

1. From Finance Director Margaret Vicars a memo was received advising of claims paid for the month of December 1995 covering accounts payable and payroll.
2. From Finance Director Margaret Vicars a memo was received advising of claims paid for the month of January 1996 covering accounts payable and payroll.

COMMITTEE REPORTS:

1. From Assistant City Manager Kristine James a report was received transmitting the minutes of the Woodland Access Video Enterprise meeting of November 13, 1995.

2. From the Assistant City Manager a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority Board meeting of December 13, 1995.

3. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo Solano Air Quality Management District Board meeting of January 10, 1996.

4. From the City Manager a report was received transmitting the minutes of the Water Resources Association meeting of January 12, 1996.

5. From the Assistant City Manager a report was received transmitting the minutes of the Personnel Board meeting of January 19, 1996.

6. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the East Street Corridor Committee meeting of January 30, 1996.

7. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of February 1, 1996, as follows:

a. Commission approved Tentative Map at 1301 Ashley Avenue to split an 18,874 square foot parcel into two lots and found the project categorically exempt under California Environmental Quality Act.

b. Commission continued Zoning Ordinance amendment requiring a five (5) foot side yard for stored mobile homes and recreational vehicles.

c. Commission approved the Lewis Homes' Arbors Subdivision elevations.

d. Commission discussed distance requirement in Zoning Ordinance between accessory building and main structure and directed staff to return with a proposal to amend the Zoning Ordinance.

e. Staff presented an overview and timeline for the Draft Yolo County Habitat Plan and asked for questions and comments.

8. From the City Manager a report was received transmitting materials presented at the Yolo Economic Strategies meeting of February 5, 1996.

PUBLIC COMMENT:

Bill Southard requested on behalf of Elks Lodge that the City install a storm drain catch basin at the southeast corner of College and Bush Streets.

Public Works Director Gary Wegener said the ground has settled at that location, and he said takes about ten hours after the rain has stopped for rain water to drain away. He said a catch basin would have to be installed and a line would have to be installed across the parking lot behind the Hotel Woodland. The cost would be in excess of \$25,000, and the storm drain fund has no capital dollars. He said this issue could be discussed when Council considers the Capital Budget scheduled for later in the meeting.

Gil Walker, science teacher at Gibson Elementary School, 800 Donner Way, Woodland, again expressed his concerns about proposed permits for gravel mining on Cache Creek and contamination of the aquifers.

Neal Peart thanked the Council (Redevelopment Agency Board) for approving the facade improvement loan for American Brewers Guild at 414 Fourth Street. He presented engraved bricks to the Council Members who had not attended the grand opening.

Mary Ann Smith requested a resolution of the traffic issues at County Road 101 and Gibson Road. The City Manager said possibly the matter may be placed on the February 27, 1996, study session agenda.

WASTE REDUCTION AWARDS TO TARGET STORES:

Mayor Sandy presented certificates of recognition to Target's retail store and distribution center for waste reduction efforts. Marvin Hamilton, Target's Facility Operations Manager, and Brian Oslin, Target's Maintenance Supervisor, were present to accept the certificates.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Sandy temporarily adjourned the meeting of the Council at 7:30 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 7:40 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:CONSENT CALENDAR:

Vice Mayor Rominger requested removal of the bid award for purchase of computers from the Consent Calendar. Council Member Borchard requested removal of the bikeway construction project acceptance from the Consent Calendar.

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

FIXED ASSET AUDIT:

The City Council approved issuance of request for proposals to conduct a Fixed Asset Audit for the City of Woodland.

RESOLUTION NO. 3943 - CLEAN LOT PROGRAM:

The City Council adopted Resolution No. 3943 declaring certain lots in the City as seasonal and recurrent public nuisances under the 1996 Clean Lot Program; authorizing the Fire Chief or his representative to act as "Superintendent" in abatement of the nuisances; setting an April 16, 1996 hearing to permit property owners to voice objections; and directing the Fire Department Secretary to mail notices to property owners at least fourteen (14) days prior to the date of the hearing.

ASSOCIATE PLANNER JOB DESCRIPTION UPDATE:

The City Council approved an updated job description for Associate Planner.

REGULAR CALENDAR:

ACCEPTANCE OF BIKEWAY CONSTRUCTION PROJECT:

Alan Mitchell, Associate Civil Engineer and Project Manager for the Bikeway construction project, responded to questions from Council Member Borchard about the project cost exceeding the originally authorized expenditure by 2 percent.

On motion of Council Member Borchard, seconded by Council Member Rominger and carried by unanimous vote, the City Council authorized additional expenditures for the 1994 Bikeway Upgrades and Installations, Project No. 93-06, in the amount of \$4,724 for a total expenditure of \$314,867; and accepted the 1994 Bikeway Upgrades and Installations, Project No. 93-06, by Teichert Construction as complete; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

AWARD BID ON PURCHASE OF COMPUTERS:

Vice Mayor Rominger said the City needs to be sure that any model of computer the City acquires will have ongoing support and replacement parts.

Finance Director Margaret Vicars her staff report explained that the personal computers proposed are not being sold any longer but the manufacturer is supporting them. She said the model bid on is the one which accompanied the RAM report in January and is the most recent model.

The Vice Mayor asked why the City is not considering leasing the personal computers (PC's).

The Finance Director said this was not considered by staff, but she said none of the consultants suggested leasing.

Public Works Director Gary Wegener said the lease aspect is having a computer for a period of about three to five years. At the end of that period the computer is not going to be worth a lot. With the lease over time there is a finance charge, and he said he did not see the advantage.

The City Manager said the private sector can take advantage of tax credits for leasing equipment, but the city cannot get that benefit.

The Finance Director said the proposal includes 39 replacement PC's and the three additional PC's the Library had in its budget for this year. Depending on how many additional replacements are necessary the next purchase will include approximately another 50 PC's. She said she will be presenting a report to the Council on March 5 about the distribution of the old PC's.

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council awarded the bid for purchase of personal computers to Golden State Business Systems, as part of the LAN project (\$77,354.70 for just the hardware and a total of \$77,621.65 including software).

DRAFT CACHE CREEK ENVIRONMENTAL RESTORATION REPORT:

Allan Oto, District Planning Director from the Sacramento office of the South Pacific Division of the U.S. Army Corps of Engineers, and Irene Davies of the Corps briefed the Council on the draft Reconnaissance Report on Cache Creek Environmental Restoration. The specific purposes of the report are to investigate environmental and water resource problems and opportunities and formulate potential solutions; determine Federal interest in the potential solutions; estimate the time and cost for the feasibility phase of the study; and ascertain local interest in cost sharing the feasibility phase. The work on the Reconnaissance study was

guided by an Executive Committee and a Technical Committee both of which were comprised of the various stakeholders. Those committees are currently planning a second public workshop for Saturday, March 23 where the results of the study will be presented to the public for review and comment. Mr. Oto briefed the Council on three major alternative plans for flood protection: (1) Riparian Corridor Restoration Plan, including gravel pit rehabilitation, land acquisition, riparian revegetation and low-flow meandering channel to benefit fish and wildlife; (2) Riparian Floodway Restoration Plan; and (3) Multi-Objectives Corridor Management Plan. The first alternative is strictly an environmental restoration alternative, and the estimated cost is \$70,000,000. This alternative includes from Cache Creek at the lower end of the settling basin to Clear Lake, essentially the whole length of Cache Creek. The cost sharing formula is 75/25 with 75 percent from Federal funds and 25 percent from nonfederal funds. The second alternative, the Riparian Floodway Restoration Plan, is similar to the Corridor Plan but incorporates flood control features, and the estimated cost is \$120,000,000. The Multi-Objectives Corridor Management Plan would contain everything from the first two alternatives plus control of the nonnative plant species and tamarisk and new water acquisition and development. The cost of alternative three is estimated at \$132,000,000 plus water acquisition costs. Mr. Oto said with respect to future activities there will be the public workshop on March 23. The final Reconnaissance Report, he said, is expected in April of 1996, and the Corps tentatively scheduled an initiation of the feasibility phase study in July 1996 which will require the local non-Federal sponsors to commit to cost sharing. He said in order for this process to continue beyond the Reconnaissance phase a commitment is necessary from the non-Federal sponsors for cost sharing of the feasibility phase of the study. Current Federal cost-sharing laws require that a non-Federal sponsor or sponsors share 50 percent of the feasibility-phase study costs. However, 50 percent of the non-Federal share or 25 percent of the total study costs, can be in-kind services.

The City Manager said staff knew the second Reconnaissance report was coming, and this presents to our community, as one potential local sponsor the question of whether or not we want to proceed with the feasibility study. From the Council's perspective the Council has always wanted to have some indication from property owners in the area as to whether or not they see problems and whether they are interested in seeking solutions to those problems. He said the U.S. Army Corps of Engineers is going to be asking the City as well as the County and other local sponsors whether they want to proceed in the next few months. He said the local sponsors are going to have to raise the awareness of property owners by means of the workshop and other information gathering, and he encouraged the Council to ask questions of people who live in that area. He said the decision will have to be made within the next 90 days or so.

NETWORK FEASIBILITY STUDY WITH INFRANET:

The City Manager said on January 16 Council directed staff to work with

InfraNet to clarify the steps involved in conducting a feasibility study for the possible development of a community information network. He said InfraNet in January provided City staff and Council with copies of more a detailed outline on what that feasibility study would consist of. Last week he said he prepared a response to InfraNet which outlined areas of concern and also the draft contract with Chrysalis, InfraNet and the City for the actual execution of a feasibility study. He said there have also been meetings with other community organizations to see if they have interest in this project, and the City has received letters from two organizations who have an interest. He said he hoped to get information from InfraNet and Chrysalis to further discussions on how this contract can be worked out, and he will report back to Council as soon as possible.

Tom Lumbrazo of Chrysalis briefed the Council on meetings with organizations. The Yolo County Office of Education, the Woodland Joint Unified School District, Yuba College and County of Yolo have supported going ahead with an InfraNet like concept of fiber optics for the community. He said the additional partners in the project will provide some additional funding to reduce the burden of the \$70,000 for the feasibility study. He said he would like a Council decision at this time to work with the City Manager and other members of the Council to structure the contract and revenue sharing provisions. He said Chrysalis will provide \$35,000 of its own funds for this project to reduce the project cost from \$70,000 to \$35,000.

After Council comments Mayor Sandy, Council Member Slaven and Council Member Flory expressed a desire to proceed with preparing an agreement for a feasibility study. Council Member Rominger said she had questions to be addressed before moving ahead, and she would not favor proceeding at this time. Council Member Borchard said he agreed that issues needed to be resolved, and he said he did not feel there was enough time between now and the next regular meeting.

After further discussion Council appointed Council Member Flory to meet with the City Manager, City Attorney and representatives from InfraNet to resolve questions regarding development of an agreement between the City, InfraNet and Chrysalis group for a community information network feasibility study.

BASEBALL FACILITY MASTER PLAN:

Parks, Recreation and Community Services Director Tim Barry requested Council approval of a Baseball Facility Master Plan. He highlighted the Plan which will involve cooperation between the City, the School District and baseball groups to maximize scheduling and improve maintenance of existing fields. The Plan includes an inventory of existing facilities, use patterns and the number of participants.

Joan Butt, Assistant Superintendent of Woodland Joint Unified School District, said the District has been involved in the development of the Plan and is supportive of the Plan. She said the District does have its own budget constraints, but the District feels the language within the Master Plan is what the District can support. She said the School Board is scheduled to approve the Plan at its March 14, 1996 meeting.

Parks and Recreation Commissioner Al Beard urged the Council to adopt the Master Plan.

Mark Aulman, 904 First Street, said he represents Woodland Little League which currently consists of 600 players and 120 adult volunteer. He said they participated in the effort to develop the Plan from the very beginning, and it was a major effort to bring together all of the baseball user groups in the City for the first time. He said the Plan provides for the ongoing functioning of the Facilities Committee, and zones of responsibilities have been subdivided to cover the existing fields to assure maximum use and to address issues that arise. He said 2,000 user have been identified in the Plan.

Tag Demment, Woodland resident and President of Roy Hobbs Baseball Association, said he represents the senior citizens involved in baseball. He thanked Tim Barry for his efforts in getting the groups together to develop the Plan. He said the Plan was not designed to place baseball above other sports in Woodland. He said they developed a prototype organization that other sports could follow.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous votes, the City Council (1) adopted the Baseball Facilities Master Plan as a reference document to the City's General Plan; (2) agreed that the City place, as the highest priority for new recreation facilities, a full size lighted baseball field to be provided with new development paying its fair share; (3) agreed that the City establish as its highest priority for funding (for both the Park and Recreation Development Fund and the General Fund Capital Projects Fund) the funding for baseball field improvements and development, while acknowledging the City's current commitment toward establishing youth and full-size soccer fields; (4) agreed that the City provide staff representation and support to an ongoing Baseball Facilities Committee, which is appointed by and reports to the Parks, Recreation and Community Services Commission, and will proceed to implement the Master Plan; (5) and agreed that the City serve as an integral partner in the implementation of the Plan.

CEMETERY FINANCE REPORT:

Park Superintendent George Ahlgren gave the Council an update on the financial status of the Woodland Cemetery. He said has been working with the volunteer Cemetery Committee which has generated some new interest and pride

in the Cemetery. He said B. J. Ford, Mary Aulman, and Liz Tara were present at the meeting from the Committee.

Council Member Borchard thanked City staff and the Cemetery Committee for their efforts. He said he would like to be a part of the Committee. He said his main goal was to make the Cemetery become more self-sufficient from a financial perspective. He said that is probably not going to happen, but the Cemetery is a historical structure. He said he spoke with staff about the raised grave stones and placing decomposed granite around to save considerable sums of money and eliminating the need to mow grass. He asked the Committee to discuss the possibility at their next meeting, and he would like to be present at the meeting. He said he does not have the same ideas about the Cemetery that he had two years ago.

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council accepted the Cemetery Finance Report.

Council took a recess from 9:35 p.m. until 9:48 p.m.

DRAFT CITY CAPITAL BUDGET:

Finance Director Margaret Vicars presented to Council the proposed Capital Budget for Fiscal Years 1995-96 and 1996-97. She said she has been working with the Public Works Director and the City Manager to revise the format for the Capital Budget to make it a working document which can be understood and can be executed with approvals of each project. She said individual Department heads were present at the meeting to respond to questions from Council.

Public Works Director Gary Wegener said the Capital Budget includes summary sheets for each project included in the Budget and indicates which fund sources are used.

The Finance Director pointed out that the fund summary of the Capital Budget indicates there are four funds which are showing a deficit by the time the City gets to FY 1997-98. Fund 02, the general Capital Projects Fund, indicates a \$116,000 shortfall as the City gets through the 1996-97 Fiscal Year, and this Fund covers the nondevelopment fee capital project expenses. She said later in the calendar year the Council will review this fund as well as the Enterprise Funds.

Council commended staff for the format of the Budget, and Council agreed to individually discuss any concerns or comments they have about the Capital Budget with the Finance Director, the Public Works Director and the City Manager.

The City Manager said Council will be asked to approve the Capital Budget on March 19.

Mayor Sandy asked about storm drain improvements in front of the Elks Lodge on Bush Street.

The Public Works Director and City Manager said there are other areas in the City which need drainage improvements.

Mayor Sandy said he would be willing to make an exception because of the nature of the work of the Elks Club.

The City Manager said the City Council approved a standard in 1987 with the Storm Drain Master Plan that the City would have two-year level of service in most of the older parts of the community. That means that the average two-year storm is going to be the threshold of what the system's capacity is going to be. He said his only concern about approving the Elks project is that the City cannot also commit to other similar requests.

FY 1996-97 OPERATIONS & MAINTENANCE BUDGET/PERS SURPLUS:

The Finance Director requested Council direction on the preparation of the City's FY 1996-97 Operations and Maintenance Budget. She said this month staff begins preparation of the Budget for next Fiscal Year, and a preliminary budget will be presented to the Council on May 7. At least one study session will be conducted on May 28, and then Council will be asked to adopt the budget on June 18, 1996. She said staff plans to observe changes in compensation funded for continuing Memoranda of Understanding previously approved by the Council. The Woodland Professional Police Employees' Association current MOU expires June 30, 1996, and the Association will be negotiating for 1996-97. Operating and maintenance expenditures, other than personnel costs related to continuing MOU's will be held to within 2 percent of FY 1995-96 Budget levels. If funding becomes available, first priority for staffing will be for additional on street Police Patrol Officers, per Council's prior discussions. She said the following assumptions will be made: (1) that the projected General Fund year end fund balance will be maintained at \$1.4 million for Fiscal Year 1996-97, (2) that total General Fund revenues are projected to increase 3 percent, and (3) that actions by the State Legislature do not alter the current revenue distribution process. The Finance Director then discussed the \$500,000 surplus in the City's Public Employees' Retirement System (PERS) accounts. She asked for Council discussion about how the Council wants to use those surplus funds.

Council agreed to the guidelines and assumptions proposed by staff on preparation of the FY 1996-97 Operations and Maintenance Budget.

Mayor Sandy said he feels the City has plenty in reserves and would not want the PERS surplus going toward that fund.

Council Member Flory said the Council has made it clear it wants to put more money toward putting more Police Officers on the street.

Council Member Borchard said he wanted to steer away using the PERS surplus for road maintenance even though he is a proponent of road infrastructure improvements, but he said he favored using the funds for two additional Patrol Officers for the next four years.

The Finance Director said early estimates last year were that the patrol officers were costing about \$50,000 a year, with equipment the cost was estimated at \$125,000 a year. For funding of one officer for four years the cost would be approximately \$500,000. She said there is the possibility that in a couple of years an increase in revenue would provide enough so that the entire PERS surplus would not have to be used for the entire four years. She said she also feared funding the officers for two years and then having to lay them off. She said it is the one-time nature of the funds that causes her concern.

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

Mayor Sandy said there has been a reduction in crime in Woodland for a variety of reasons, and maybe the Council's stated goal should be to reduce crime in Woodland.

Police Chief Russ Smith said crime numbers based on the number of officers on the street may be misleading. He said the City could increase the number of officers and still have twice the amount of crimes committed. He said for long term investment funds spent on youth programs, schools, parks and recreation activities, crime prevention and employment are far more beneficial than officers on the street. He said it will take a lot more than two officers to get into such a program. He said \$500,000 is a "drop in the bucket" for that type of goal, but those issues could be addressed in a long range plan.

The City Manager said if the Council wanted it could commit one-half of the \$500,000 towards the two Patrol Officers and the other half toward community services for a proactive approach to reducing crime.

Council Member Slaven said he like the City Manager's suggestion of putting half the funds toward Patrol Officers and the other half toward some youth project or crime prevention.

Parks, Recreation and Community Services Director Tim Barry said he supports the team approach for this proposal. He also said there are things which

have been put off for a number of years, including playground equipment replacement in parks. Another issue is the Americans for Disabilities Act (ADA) improvements, and he said he felt the City should be doing more every year to make facilities more accessible to the handicapped. There are also things the City could do at the Senior Center incrementally.

Council Member Flory expressed a concern about the position of not allocating the surplus funds for road maintenance and at the same time considering road assessments.

The Director of Public Works said he also had concerns about how the tax initiative is going, and he hoped the initiative will pass to allow the voters to approve a sales tax increase for road maintenance.

Vice Mayor Rominger said she was also concerned about asking people to be taxed for road maintenance at the same time the City is considering how to use the surplus PERS funds. She said she supported using the funds for two new Patrol Officers, and she had no objection to allocating a portion of the surplus for new officers. In addition she said she supported allocating funds for new sound equipment in the Council Chambers.

Council requested that staff cost out the alternatives for use of PERS surplus funds.

REVIEW OF AUDIT PROPOSALS:

Mayor Sandy agreed to serve on a panel to review proposals for annual audit services.

FUTURE MEETING AGENDA ITEMS:

Vice Mayor Rominger requested a future meeting agenda item on use of the National Guard Armory Building on Beamer Street. The City Manager advised that the current lease expires approximately in the year 2000. The National Guard, he said, agreed to move if the City would buy them another facility.

Council Member Slaven requested a report regarding the teen curfew ordinance and how it is enforced.

Mayor Sandy requested a report regarding run-off from ag land. The Director of Public Works said this has been a historical problem, and the drought has dulled the memories of the problem. Mayor Sandy said if it is a legitimate issue, the Council might want to consider writing a letter to the Farm Bureau stating that the City may think it is an issue. The Public Works Director said the City is working with the Farm Bureau and the Resource Conservation District, and

the intent is to look at the issue as a collaborative effort.

Vice Mayor Rominger said that she had been in contact with the Yolo County Flood Control and Water Conservation District through the Water Resources Association of Yolo County, and the District is also interested in participating in some sort of remedy.

On motion of Council Member Borchard, seconded by Council Member Slaven and carried by unanimous vote, the City Council extended the meeting from 11:00 p.m. until 11:05 p.m.

ORDINANCE NO. 1281 - PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION:

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1281, "An Ordinance of the City Council of the City of Woodland Repealing Article XI of Chapter 2 of the Woodland Municipal Code Relating to the Child Care Commission and Amending Part E of Article VII of Chapter 2 of the Woodland Municipal Code Relating to the Parks and Recreation Commission."

ADJOURNMENT:

At 11:03 p.m. the meeting was adjourned to February 27, 1996, 7:00 p.m.

City Clerk of the City of Woodland