

Council Chambers  
300 First Street  
Woodland, California

April 4, 1995

A special session scheduled for 6:35 p.m. to convene a closed session for public employee performance evaluation (Government Code Section 54957) regarding the City Manager was not held until after the regular meeting was adjourned.

The Woodland City Council met in regular session at 7:00 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, Nies, Vicars, Siprelle, Bryan, Wegener,  
Barry, Buchanan, Rice, Wilson, Horgan, Ponticello,  
Joselin, Smith

MINUTES:

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of February 7, 1995, as prepared.

COMMUNICATIONS:

1. From Tirso Serrano a letter was received submitting his resignation as a member of the Library Board. The City Clerk advised that a letter of appreciation will be sent to Mr. Serrano and recruitment will be started to fill his position.

2. From the State Department of Alcoholic Beverage Control (ABC) a copy of an application was received for an on sale beer and wine license for 435 Main Street (The Bank Restaurant). This application was for a new owner assuming an existing license, and the City Clerk advised Council that the Police Department had forwarded the same conditions to ABC as were applied to the original license, including confirmation that the business is a bona fide restaurant.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of February 6 and 13, 1995.

2. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo County Transit Authority Board meeting of February 22, 1995.

3. From Parks, Recreation and Community Services Director Tim Barry a report was received summarizing action taken at the Child Care Commission meeting of March 1, 1995.

4. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the Yolo County Habitat Management Steering Committee meeting of March 3, 1995.

5. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Tree Commission meeting of March 13, 1995.

6. From the Parks, Recreation and Community Services Director a report was received summarizing action taken at the Commission on Aging meeting of March 14, 1995.

7. From the Community Development Director a report was received summarizing action taken at the Undergrounding Committee meeting of March 15, 1995. The Director said there is a significant cost overrun for work on Undergrounding District No. 12, and staff has asked for some additional input from P.G. & E. She said staff has concern with the cost overruns because the City has no control over them. She said this is a P.G. & E. project even though it is the City's money; the money is held by P.G. & E. for the project, but the City approves the projects. Staff has been asking P.G. & E. for the costs figures, and it took five months to receive the information.

Mayor Sandy asked the Community Development Director to prepare a letter complaining about the cost overruns and the time line and asking for a timely full explanation.

8. From the Parks, Recreation and Community Services Director a report was received summarizing action taken at the Parks and Recreation Commission meeting of March 15, 1995.

9. From the Community Development Director a report was received summarizing action taken at the Historic Preservation Commission meeting of March 15, 1995.

10. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of March 16, 1995, as

follows:

- a. Commission set a special meeting for March 30, 1995 for a joint study session with the City Council on the General Plan.
- b. Commission heard a presentation by Howard Beeman regarding the ideas he has for his property located on the west side of County Road 95 between County Roads 25 and 27. His proposal is to create a wildlife habitat area on his property and the surrounding land near the Willow Slough. The Commission expressed an interest in Mr. Beeman's proposal.
- c. Commission recommended approval to the City Council of an amendment to the Zoning Ordinance which would allow churches as a conditional use in the Neighborhood Commercial (C-1) Zone. (The City Council considered this amendment at its March 21 meeting.) The Commission also certified an NDEIR on this item.
- d. Commission approved a conditional use permit for the Church of Christ of Yolo County at the southwest corner of College Street and Kentucky Avenue. The Commission also certified an NDEIR on this item.
- e. Commission approved a conditional use permit and variance that will allow for the construction of a four-unit townhouse project at 461 Summertree Lane, just south of Lincoln Avenue. The Commission also certified an NDEIR on this item.
- f. Commission took final action on the Yolo Polo Plaza project at 1716 East Main Street. Specific actions included:
  - \* Certified the final EIR.
    - \* Accepted the findings of facts and statement of overriding considerations.
  - \* Adopted the mitigation monitoring plan of the Final EIR.
  - \* Approved a conditional use permit for the project.
  - \* Granted modifications to the parking requirements of the Zoning Ordinance that will allow more parking spaces than the Zoning Ordinance would normally allow.
- g. Commission discussed the appropriateness of Planning Commissioners appearing individually before the City Council or other groups. The Planning

Commission took the following action on a 7-0 vote:

- \*Reaffirmed the Planning Commission's previous position, agreed to last year, about representation of the Planning Commission to any public group. (Essentially that if a Commissioner was requested to appear before a group, the Chair, or in his/her absence the Vice-Chair, should make such appearances. If a Commissioner speaks as an individual, this should be clearly stated. The individual should not present themselves as Commissioners or discuss Commission decisions or positions.)
- \*Did not support nor condone any type of behavior inconsistent with the Commission's policy. Specifically, the Commission did not support nor condone any individual Commissioner going to the City Council (or any other group), identifying themselves as a Commissioner, and speaking on any of the items the Commission is currently discussing or will be discussing at a future date, or discussing any votes or deliberations the Planning Commission has made.

Mayor Sandy said the Council wishes to commend the Planning Commission for its handling of the issue of individual Planning Commissioners making presentations to the Council.

11. From the City Manager a report was received advising of topics discussed at the Chamber City Operations Review and Advisory Task Force meeting of March 21, 1995.

12. From the Community Development Director a report was received summarizing action taken at the Historic Preservation Commission meeting of March 23, 1995.

PUBLIC COMMENT:

Ray Atwell, Senior Environmental Engineer with Mobil Chemical Company in Woodland, said he wanted to recognize the City of Woodland for its efforts in reducing waste to the landfill. He said Mobil Chemical Company received last year an Integrated Waste Management Board Award for reducing waste to the landfill and the land. Mobil Chemical was granted \$225,000 for the construction of showers in conjunction with the Trip Reduction Ordinance which the City has adopted and implemented. He presented to Joe Rogers, Wastewater Treatment Plant Operator, and Roy Wilson, Wastewater Treatment Plant Supervisor, an award which was presented to Mobil Chemical by the California Water Pollution Control Association.

Neal Peart thanked the Council for the opportunity on March 28 to speak at the joint meeting of the Council and Historical Preservation Commission. He said after the

meeting he and some of the other property owners felt the historical preservation process is out of kilter and would like to help in revising the process.

Council Member Borchard said Marian Beaudin, a 1995 Community Service Award recipient, asked him to thank the Council for recognizing volunteers and their efforts in the community, and she also wanted to thank the volunteers.

Mayor Sandy said although Mobil Chemical Company is closing he and the Council are hopeful that Mr. Atwell will stay in the community because he is recognized in the community and is an expert on air quality matters and other issues related to pollution and contamination.

#### PROCLAMATION - NATIONAL LIBRARY WEEK:

Library Services Director Marie Bryan briefed the Council on activities to celebrate National Library Week.

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council proclaimed April 9-15, 1995 as "National Library Week" in Woodland.

#### PROCLAMATION - MONTH OF THE YOUNG CHILD:

Parks and Recreation Commission Chair Tania Garcia reported to the Council on various events planned for the month of April to celebrate the Month of the Young Child.

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council proclaimed April 1995 as "Month of the Young Child" and April 8, 1995 as "Family Fun Day."

#### PROCLAMATION - PUBLIC SCHOOLS MONTH:

Woodland Joint Unified School District Board President Meg Stallard invited the Council Members to attend one of the various open houses held in the Woodland Schools this month. She also invited the Council to participate in the "Principal for a Day" program.

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council proclaimed April 1995 as "Public Schools Month."

Mayor Sandy presented the above proclamations to the respective recipients: Marie Bryan, Tania Garcia and Meg Stallard.

#### HEARING - CDBG CONSOLIDATED PLAN 1995-2000 & ANNUAL ACTION PLAN:

Mayor Sandy announced that this time had been set for a hearing to consider adoption of the Community Development Block Grant Consolidated Plan 1995-2000 and Annual Action Plan and adoption of the Residential Antidisplacement and Relocation Assistance Plan and Citizen Participation Plan.

Senior Planner Howard Nies reported that HUD has modified the process for Community Development Block Grant (CDBG) funding which is used to help low income people and remove blight and now requires a five-year Consolidated Plan for Block Grant funding indicating priorities. HUD, he said, also requires an Annual Action Plan to indicate what the City plans to spend in the first year, 1995. The CDBG committee held public hearings on March 6 and March 20, 1995 to consider the Plans and recommends to Council adoption of the Plans. He said Council received copies of the Plans several weeks ago. He said in regard to the Annual Action Plan the CDBG committee recommends under Community Based Organizations (CBOs) funding to seven nonprofit groups, including Elderly Nutrition, Wayfarers, Food Closet, Feed the Hungry, Youth Scholarship, Citizens Who Care, and Shelter Home. For other projects the CDBG Committee recommended funding for Hotel Woodland, Elderly Nutrition, Freeman Track, Freeman Bandstand, Yolano Park and Leisureville Mobile Home Park. The CDBG Committee also recommends allocating \$63,000 for General Administration and \$15,000 for Fair Housing. The total recommended CDBG funding in the Annual Action Plan for 1995 was \$620,000. In addition the CDBG Committee recommended approval of the Residential Antidisplacement and Relocation Assistance Plan and Citizen Participation Plan, and Council Members had previously received copies of these Plans.

Vice Mayor Rominger suggested an amendment to the first paragraph of the Residential Antidisplacement and Relocation Assistance Plan. The paragraph stated that "the City of Woodland will replace all occupied and vacant unoccupiable lower income housing demolished or converted to a use other than as lower income housing in connection with a project assisted with funds provided by the federal government." She said this provision should only apply to a City sponsored project.

After staff responded to further inquiries from Vice Mayor Rominger, Mayor Sandy opened the public hearing.

The following persons spoke: Kathy Trott, representing Feed the Hungry; Ruth Smith, Food Closet; Barbara Dupree, representing Yolo Hospice and speaking in support of Citizens Who Care; Dan Rice, City Park, Recreation, and Community Services Department, speaking on behalf of Community Scholarship Fund; John Roman, Contadina Mural; Don Wells, Leisureville; Brenda Pate, Shelter Home, Mary McCurdy, Yolo Wayfarers; and Marsha Scofield, Elderly Nutrition.

There being no further comments, Mayor Sandy closed the public hearing.

On motion of Council Member Slaven, seconded by Council Member Flory and

carried by unanimous vote, the City Council adopted:

- (1)the Consolidated Plan 1995-2000 for use of CDBG funds;
- (2)the Annual Action Plan for 1995 for use of CDBG funds:

**CBOs**

1. Elderly Nutrition		\$ 12,900
2. Wayfarers		\$ 24,000
3.Food Closet	\$ 10,000	
4.Feed the Hungry	\$ 18,500	
5.Community Scholarship Fund	\$ 10,000	
6.Citizens Who Care	\$ 7,300	
7.Shelter Home	\$ 7,300	

**Other Projects**

1.Hotel Woodland		\$375,000
2.Elderly Nutrition	\$ 16,000	
3. Freeman Track		\$ 7,700
4.Freeman Bandstand	\$ 10,000	
5.Yolano Park	\$ 9,300	
6.Leisureville	\$ 35,000	

**Administration**

1.General Administration	\$ 63,000
2.Fair Housing	<u>\$ 15,000</u>

TOTAL \$620,000

- (3)and the City of Woodland Residential Antidisplacement and Relocation Assistance Plan and the Citizen Participation Plan.

Mayor Sandy thanked members of the CDBG Committee and the groups presenting their requests for their efforts.

HEARING - 1995 CLEAN LOT PROGRAM:

Mayor Sandy said the second public hearing scheduled is to receive comments on the 1995 Clean Lot Program and to direct the Fire Chief to cause clearing of the lots.

Fire Chief John Buchanan briefed the Council on the process involved with the Clean Lot (weed abatement) Program. He thanked Fire Captain Joe Joselin and Fire

Department Secretary Sue Vannucci for their work on the Program.

Mayor Sandy opened the hearing, and there being no comments he closed the hearing.

Resolution No. 3875:

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council adopted Resolution No. 3875 authorizing the Fire Chief of the City of Woodland to cause the abatement of weeds and directing the Fire Chief to keep an account of the cost of said abatement.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

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

WOODLAND SPORTS ASSOCIATION AGREEMENT AMENDMENT:

The City Council approved an amendment to the lease agreement with Woodland Sports Association regarding concession stand operations at Dubach Softball Complex.

HOMELESS SERVICES GRANT ADMINISTRATION AGREEMENT:

The City Council authorized the City Manager to sign an agreement with Yolo County and Yolo Wayfarers to administer and implement the HUD Homeless Services Grant.

CONTRACT AWARD - EAST MAIN PUMP STATION:

The City Council (1) awarded the construction contract for the East Main Pump Station and North Pump Station Access Platforms, Project No. 92-08, to Koch Construction for \$43,999; (2) authorized the Director of Public Works to execute the contract on behalf of the City; and (3) authorized the Director of Public Works to execute contract changes up to ten percent (10%) of the value of the contract award amount (\$4,400).

REGULAR CALENDAR:

1996 MUNICIPAL ELECTION DATE OPTIONS:

City Clerk Jean Winnop said that AB 2196 approved in October of 1993 changed the statewide presidential primary election date for 1996 from June to the fourth Tuesday in March (March 26, 1996). This provision unless amended will be a trial run for California, and if not amended the primary date thereafter shall be in June of even numbered years. She said dating back to 1927 the City of Woodland has held every municipal election in April, except in 1974, 1976, 1978 and 1989 when the municipal elections were held in March. The municipal elections have also been "stand alone" elections without county, state or federal candidates and issues on the same ballot. The municipal elections in Woodland have had a low turnout historically. She said the other incorporated cities in the County have consolidated their elections to the June primary date in the past, but for 1996 those cities are opting for different dates for their elections. The City of West Sacramento will hold its election in November, 1996; the City of Davis will consolidate to the March 26 primary date; and the City of Winters has not yet made a decision on its 1996 municipal election. If the City of Woodland decides to hold its election the same date as the March primary or the November general election, the character of the City's election will be changed. She said if the Council does not take action, the City election will be held in April 1996, but she advised the Council that this date would not be palatable to the voters because the State primary will be on March 26, 1996, just two weeks prior.

Assistant City Attorney Ann Siprelle said the City has several options. If there is no ordinance in place, the City's election will be held in April, 1996. The Council can, however, enact an ordinance to have the City election coincide with the State-wide primary or the State-wide general election date.

Mayor Sandy said this means the City has three options: April 1996 (second Tuesday); March 26, 1996; or November 5, 1996.

The City Clerk and the Assistant City Attorney indicated that June of 1996 is not an option. The Assistant City Attorney said the Elections Code is not clear about holding the municipal election in June of 1996. She said if Council desires she can explore that option.

Mayor Sandy asked if the Council has the authority to extend its own terms. The City Clerk said the Council does have that authority, but the voters must be notified of the extended or shortened terms and must be notified of the change in the date of the municipal election.

The City Clerk said Barbara Lee from the County Clerk's office just one hour before the meeting reported revised estimates on the cost for County Election Department services to the City. She said Ms. Lee estimated \$107,000 as the cost for the City election if held in March 1996; a somewhat lower cost if the City were to hold its election in April of 1996; and approximately \$20,000 for holding the

election in November of 1996. She said the estimate for March is nearly four times what the City normally spends on a municipal election.

The City Manager suggested that a representative from the County Clerk's office be asked to come to a Council meeting to explain the cost estimates.

Dudley Holman said in the past the Council has discussed consolidating its election, and the City has not been able to obtain firm figures from the County Election office on costs. He said as much as he is opposed to consolidating elections, it will probably happen and will be a big change from the past local elections in Woodland. The turn out has not been high, but he said those who voted knew the candidates. He said even though there is a bigger voter turnout with a consolidated election the cost to a candidate for running a campaign could escalate. The increased cost, he said, may scale down the number of candidates who decide to run for office.

Responding to a question from Council Member Slaven about when the decision needs to be made for selecting the election date, Assistant City Attorney Ann Siprelle said she could not directly answer the question, but the notice to voters advising of the change in election date must be mailed within 30 days after the ordinance is enacted to change the date.

The City Clerk said she will ask County Clerk Tony Bernhard to discuss the election cost estimates at the next Council meeting.

#### CAMERA OPERATORS THANKED:

Mayor Sandy thanked Brian Kreuser and Dudley Holman for serving as camera operators at the meeting.

#### REGULAR CALENDAR (Continued):

#### FREEMAN PARK BUILDING LEASE AGREEMENT:

Parks, Recreation and Community Services Director Tim Barry said at the January 17, 1995 Council meeting the Council chose United Way to be the lessee of the Freeman Park Building at 1017 Main Street. He said issues related to use of space in the building by the Woodland Access Cable TV and Woodland Toy Closet have been worked out to the satisfaction of both groups. Woodland Access wanted use of the full facility, but some space will be made available to Woodland Access after some remodeling will occur. Woodland Toy Closet does have some space reserved for its use of the building. The other element involving the Park, Recreation and Community Services oil painting classes which serve seniors at the Senior Center will be moved from the Senior Center to a facility the County Board of Education has. He said the insurance issues have also been resolved, and

Woodland United Way is agreeable to the insurance terms.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the Freeman Park Lease Agreement with United Way.

FINAL FY 1994-95 OPERATIONS AND MAINTENANCE BUDGET:

Finance Director Margaret Vicars said in June of 1994 the Council adopted the preliminary operating budget for fiscal year 1994-95 with the understanding that revisions would be necessary as the City continued to deal with the ongoing recession and the State taking of revenues. She said the Final Fiscal Year 1994-95 Operations and Maintenance Budget document incorporates recommended changes and items that have arisen during the ensuing months. Some of those items include an increase in the General Fund revenues due to the revision in the franchise agreement with Waste Management approved in January and other changes in revenue during the year. Also in February, she said, Council determined that it would transfer some General Fund monies from operating line items to the Health Benefit Fund to cover a shortage in 1993-94 and an estimated shortage for 1994-95. In addition the Library obtained a new grant program and the revenues and expenditures for that program were included in the final budget.

The Finance Director said the results of these actions are: (1) total budgeted General Fund revenues increased from \$15,398,631 to \$15,541,631, or \$143,000; (2) total budgeted General Fund expenses remained the same with a shift of appropriated expenses from the various department line items to the Internal Services support line; (3) due to a decrease in the 1993-94 balance in the General Fund (from an estimated amount of \$1,400,000 to an audited final number of \$1,226,470) the estimated fund balance for the General Fund at June 30, 1995 has been reduced from \$1,495,639 to \$1,465,109, including the addition of new revenue from Waste Management; and (4) a new Fund No. 18, Famtrack, has been created to record the expenses and revenues from a second literacy grant for the Library. She said as Council discussed previously the two areas of concern which are still to be resolved are the continuing concern over the shortfall each year in the Health Benefits Fund and the planned uses for the Waste Management Franchise Fee. Per Council's instructions, she said, staff is currently working on the 1995-96 budget which will be presented to Council on May 2. The General Fund will have a strong base to work from for the 1995-96 budget with an estimated 1994-95 year end reserve of \$1.4 million.

Responding to a question from Council Member Flory, the City Manager said staff expects to end Fiscal Year 1994-95 with an estimated \$1,460,000 in the General Fund Reserve which includes the \$120,000 franchise fee from Waste Management.

Council Member Slaven said he is concerned about keeping the reserve at

\$1.4 million.

Mayor Sandy said it is clear to him that the City is either going to have to find new revenues or start dramatically cutting areas.

The City Manager said he did not see dramatic cuts coming with the exception of the health plan which is being handled through labor relations. Other than that, he said, the City would be capable of maintaining the kinds of services the City has now. He said he is concerned about the demands out there; Council had indicated its desire to increase or bolster public safety protection. Finding the money necessary to fund that augmentation to services is a problem. He said finding money for road maintenance is also a problem.

Mayor Sandy said the City can continue to limp along and fall further and further behind with road maintenance, and the City needs to either increase revenues or making some dramatic cuts. He said the City cannot continue withholding on its investment in the infrastructure. He said the 1995-96 Budget is a status quo budget, and the Council can ride the budget out and hope things get better. He said he felt the City is approaching the upcoming year or the next year a real crisis point. He said the City is either going to have to get wholesale out of some of the services the City is providing to create room in the budget to do some of the other things, such as road improvements and additional police officers, or create additional revenues.

Council Member Slaven said the City needs to look at whatever it can to get some additional revenue and restore some of the programs that have been cut. He said the preliminary 1995-96 budget will be a "bare bones" budget, and there is nothing left to cut.

Council Member Flory said his concern is that just generating more income and doing a mediocre job of trying to maintain the programs, the systems and the infrastructure is not going to get the City any further ahead than the City is today. If the City looks at new revenues, the City should concentrate on services that are definitely needed and do a good job of providing those services or the infrastructure. He said there is nothing wrong with looking at additional revenue sources every year, but he said he was not certain he could support them.

Council Member Borchard said he supported the road maintenance assessment which the Council voted not to approve last year, and now the City has a Blue Ribbon Task Force to study the road conditions. When the Task Force comes back with a recommendation, he said the City can then address the infrastructure problems that Woodland is enduring.

The City Manager said staff is looking at two major revenue alternatives. One deals with the Blue Ribbon Task Force on Road Maintenance, and the second

tries to respond to the Council's request for additional law enforcement. The staff is developing some ideas on how the City can raise revenues for those purposes. He said neither one will relieve pressure from the General Fund; the City rarely made contributions from the General Fund for roads.

Council Member Flory said about six or seven years ago the Council talked about a public safety assessment, and that would address a portion of the current budgets of both Fire and Police Departments. He said he would be more supportive of that concept as opposed to raising additional funds for other services. He said if the City considers additional revenues for funding public safety, those revenues should fund the current budget as well as new programs or officers in public safety.

Mayor Sandy said the Council is going to have to decide where there should be new revenues or new priorities for the City, which is another word for cuts, to redirect money to other areas. He said the Road Maintenance Task Force can come back with its recommendations, and that will give the Council an opportunity to think about the issue some more. He said is being approached by many people about the funding for the pools and other recreation areas.

On motion of Council Member Slaven, seconded by Council Member Borchard, and carried by unanimous vote, the City Council adopted the Final 1994-95 Operations and Maintenance Budget (see Exhibit A attached to minutes).

#### COMMUNITY SWIM CENTER POOL HEATER UNIT REPLACEMENT:

Parks, Recreation and Community Services Director Tim Barry asked the Council to approve a sole source purchase of replacement heaters at the Community Swim Center. During the week of March 13 he said one of the two 20 year old heaters at the Center failed due to a hole in the central tube bundle caused by the age of the unit. The same week the Woodland Swim Team was scheduled to begin swimming in that pool for the spring. The hole was welded shut, but by the next day the unit began to leak water from a crack in another part of the unit which cannot be repaired. He said there is a slight savings in replacing two heaters at one time. A \$12,000 electrical panel overhaul scheduled for this year will not be done due to staff spending time on repair and replacement of the Swim Center deck and pool lighting. Funding for the purchase of the heaters will come from utilizing \$12,000 from the savings in the Department budget and \$13,356 from the Contingency Fund.

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved a sole source purchase from the firm of Chief Engineering of Sacramento, California, for the purchase of two replacement pool heaters at the Community Swim Center in the amount of \$25,236.

ENDORSEMENT OF AB 82 (COUNTY JAIL BOOKING FEE REFORM):

Police Chief Russ Smith gave Council some historical background on jail booking fees. In Fiscal Year 1989-90 the Woodland Police Department booked over 7,000 people and physically booked over 3,300 which is about 46 percent. Those arrested were booked at the Monroe Center (County Jail). In June of 1991 SB 2577 (Maddy) was implemented, and the Woodland Police Department was charged \$91.47 for each prisoner booked. In Fiscal Year 1990-91 the City was charged \$262,885 and booked 2,874 prisoners out of 6,688 arrests or 42 percent. In July 1991 the Police Department implemented guidelines for citation release in order to reduce the Department bookings and therefore booking fee costs. The FY 1991-92 percentage of bookings to arrests dropped to 32 percent. The Police Department booked 1,726 prisoners out of 5,271 arrests for a cost of \$154,493. In November of 1992 the booking fees increased to \$104.20 for each prisoner. The City's cost for 1993-94 was \$157,967, and the Department booked 1,516 prisoners. Assemblyman Pringle introduced AB 2286, and effective January 1, 1994 the types of bookings the City could be charged for changed. That legislation made bench warrants (warrants issued for a prisoner that failed to appear on an original charge), out of County warrants, arrests for parole violations or probation orders, and YONET arrests the types of arrests the City would not be charged for. This clean up legislation addressed several concerns that had been expressed by the California Police Chiefs' Association. Assemblyman Pringle has now introduced AB 82 which would require a county, prior to the beginning of its fiscal year to adopt any fee increases and could only do that after a public hearing on the fee increase. The hearing would require 45 days written notice. This legislation would enable cities to account for booking fee increases while developing their budgets and avoid getting fee increases after the budget is adopted. The second part of AB 82 would enable cities to get credit for any pre-booking procedures. Currently there are no pre-booking procedures in Yolo County because of the computerized nature of its booking process. In summary the Police Chief said since the booking fee legislation the Woodland Police Department has reduced its booking fee costs \$104,918 in spite of a booking fee increase. That \$104,918 represents a 39 percent reduction in booking fee costs. The Department has also reduced its number of bookings by 54 percent in order to control costs.

The City Manager said when the County establishes its rate the County takes into account the number of prisoners that are actually being booked. If the number on the aggregate goes down, the cost per unit goes up. The County still recovers the same amount; the County just raises the unit cost.

Mayor Sandy said it is unfair to the cities, and even though the Police Department has increased the efficiency of its operation, there is no reward at the other end.

The City Manager said the State basically said it could not afford to continue to pay the counties for services, but the State said the counties could charge the local agencies who book prisoners so the counties can raise money from the cities. He said there is no equity with this system. He noted that only 15 cents of every property tax dollar paid these days goes toward city services as compared with 70 to 75 cents of the tax dollar that goes to pay for public schools.

Mayor Sandy asked the Police Chief to prepare a letter for the Mayor's signature in support of AB 82 (regarding County jail booking fee reform).

Council Member Flory left the meeting temporarily at 8:55 p.m. and returned at 8:58 p.m.

Vice Mayor Rominger left the meeting at 9:03 p.m. and returned at 9:05 p.m.

#### SECURITY AGREEMENT WITH HUD AND HOTEL WOODLAND OWNERS:

On July 5, 1994 the Council applied for a \$800,000 HUD loan for the residential portion of the Hotel Woodland. With the interest and loan fees the total cost for the loan is \$1,000,000. The loan commits CDBG funds of \$1,000,000 for the next four (4) years. Community Development Director Janet Ruggiero said the City has been notified that the City received the Section 108 loan from HUD, and HUD has changed the policy requiring the City to provide security to insure the loan. She said the owners of the Hotel Woodland have agreed to offer their property as security for repayment of the loan.

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote (Council Member Flory abstained), the City Council accepted the Hotel Woodland property as security for the HUD loan and authorized the City Manager to sign the appropriate agreement between Community Housing Opportunities Corporation (CHOC) and the City of Woodland.

#### APPOINTMENT OF BLUE RIBBON ROAD MAINTENANCE COMMITTEE:

The Director of Public Works gave Council a report advising that the Blue Ribbon Road Maintenance Committee will be staffed by the Public Works Director with assistance from the Finance Director and their respective departments as required. The Committee will review current maintenance and repair programs, policies and procedures; make recommendations as to "cost of ownership" requirements; make recommendations on how to deal with the backlog of deferred maintenance and repair; and make recommendations regarding alternative funding mechanisms for dealing with the unfunded requirements. The Committee should make its final report back to Council in 45 days.

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the following nominees to the Blue Ribbon Road Maintenance Committee to review road maintenance requirements and make recommendations to Council on needs and possible funding mechanisms:

Three members selected  
by the Council:

Lou Meikle  
Robert Beggs  
David White

Two members nominated  
by Chamber of Commerce:

Joe Falvey  
Tom Horgan

One member nominated by  
Hispanic Chamber of Commerce:

Steve Whitehouse

One member nominated by  
League of Women Voters:

Pat Murray

LAFCO PROCESSING OF AGRICULTURAL EASEMENTS:

Vice Mayor Rominger, the City's representative on Local Agency Formation Commission (LAFCO), said LAFCO has been reviewing agricultural easements and the role that LAFCO plays in these easements in the County. She gave Council Members a copy of a March 30 letter from her addressed to the Council in response to a request from the City of Winters to follow up with other correspondence from Mayor Pro Tem Lois Wolk. She said even after all of the discussion going on with the conservation easements and disagreement between the two city representatives on LAFCO, Lois Wolk and herself, the City of Woodland still did not get formal notification as to the location of the conservation easement for the Evergreen Project. She showed Council a map indicating the location of the project in question, the conservation easement and the City of Woodland General Plan line. The City of Woodland General Plan line extends to County Road 27, and the conservation easement was taken on County Road 102 between Roads 27 and 29. The Evergreen Project is located on County Road 31. She said conservation easements are taken in perpetuity and that would preclude the City of Woodland from ever allowing development on that property in the future. She said LAFCO and the cities need to look at a general policy about a process to determine the location of the easements and what kind of oversight there is on the easement. She said the easement process needs to be coordinated by some organization that has a more county-wide purview. At this point, she said, LAFCO is the agency that has representatives of the County and the cities as well as a public member and is in place until a county-wide policy is developed to review the conservation

easements.

Mayor Sandy noted that Vice Mayor Rominger, LAFCO as well as Sierra Club advocate that if the counties and the cities are going to be serious about preserving ag land through conservation easements, leaving cities as the sole holder of the easements creates a political temptation which many cities may find unavoidable to give into. He said if a conservation easement can be relinquished by three votes on any night, that could create a problem. If the agencies are going to do regional planning to keep the cities separate which most people support, it makes sense to have that easement held by an independent agency so that it cannot be overturned that easily. He said there are two issues: the policy and the process. He said Vice Mayor Rominger emphasized that this is an interim position, and this action was taken because this was the first easement through the pipeline, and the County, LAFCO and the cities have not had an opportunity to sort this out yet. He said LAFCO is doing the best it can while going through this process, and he feels the Vice Mayor has always been flexible and willing to look at other possibilities recognizing that this process is going to evolve. He said he feels the Vice Mayor has a good tact on the issue, and it would be helpful if the Council could state that it supports her position and supports further efforts of LAFCO and the cities to articulate a consensus on conservation easements.

Vice Mayor Rominger said at the Conservation Easement Workshop sponsored by LAFCO on March 27 one point made was that there should be a primary organization in charge of the easements but there should also be a backup in case something happens to that primary organization. She said a backup is necessary in case the primary organization which is nonprofit becomes insolvent or the direction of the Board changes significantly. The second organization could come in and help direct the nonprofit so the integrity of the easements is held in place. Also, she said these types of conservation easement policies do not come into being overnight. She said Sonoma County advised that it took them two years to develop their policy.

Council Member Slaven said he agreed with the statement in the Vice Mayor's letter that until a county-wide policy is developed and adopted by the cities and the county, LAFCO is the appropriate authoritative public body to review all issues relating to conservation easements.

Council Member Flory said it is obvious that Vice Mayor Rominger has the support of the entire Council in her position.

Vice Mayor Rominger said there will be another LAFCO meeting on Monday, April 10, and the agenda includes discussion of conservation easements. She said the Counsel for LAFCO has not yet been asked to render his opinion, and he is in the process of writing an opinion on questions raised by Lois Wolk in her letter and Government Code Section 56375 regarding the regulation of land use and

subdivision conditions. She said after the Mayors' meeting Bob Chapman asked her to meet with LAFCO Executive Officer Elizabeth Kemper to develop some issues regarding conservation easements so that each of the cities in their deliberations could look at them. She said they developed a list of 20 questions to review. She said the issue is very complex, but they hope to benefit from other cities which have already developed policies.

Dudley Holman, former Council Member, said he served ten years on LAFCO and learned to appreciate the work that LAFCO, particularly in Yolo County, has done. He said the LAFCO staff basically consists of two people, and the staff does an incredible amount of work and is very competent. He said he was never involved in ag easement issues, but what gave rise to LAFCO in the beginning was the fact that cities were doing their own thing unmindful of the consequences and problems their actions could cause to nearby cities. He said LAFCO is there to take care of all of the cities' needs and is doing a good job.

The Council agreed to support the present LAFCO policy and extended an endorsement of the need for all cities, the County and LAFCO to work together on developing a final policy on conservation easements.

#### DAVIS GOLF COURSE PROPOSAL:

The Community Development Director said her staff was asked late today if there was any interest on the part of the Planning Commission to hear a presentation on the Davis Golf Course proposal. She said it might be more appropriate if such a presentation were made to Council. She said the project has been changed from what was originally proposed. The project (on ag land) now includes a golf course south of the existing course and additional acres for housing to the west of the project.

The City Manager said the project is two miles south of the City's General Plan boundary line.

The Council indicated it was not interested in hearing a presentation.

#### COUNCIL CHAMBERS:

Vice Mayor Rominger said she was concerned about the appearance of the Council Chambers. She asked if the posters on the walls could be reorganized and some minor improvements made at a minimal cost.

Mayor Sandy said he agreed the Council Chambers needs a "face lift", and he said it should be comprehensive. He said he would also like improvements made to the microphone system.

The Council agreed that the City Manager will discuss the potential improvements

with Vice Mayor Rominger and Council Member Flory and report back to the Council.

ORDINANCE NO. 1259 - CHURCHES IN C-1 ZONE:

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1259 amending the Zoning Ordinance to allow churches as a conditional use in Neighborhood Commercial Zone.

CLOSED SESSION/ADJOURNMENT:

At 9:40 p.m. the regular Council meeting was adjourned to a special meeting for a closed session to discuss a public employee performance evaluation (pursuant to Government Code Section 54957) regarding the City Manager. All Council Members were present, and no staff members attended the meeting.

The Council adjourned the closed session and special meeting at 10:45 p.m.

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City Clerk of the City of Woodland