Council Chambers 300 First Street Woodland, California

August 3, 1994

The Woodland City Council convened a special session at 6:30 p.m. and immediately adjourned to closed session in the Second Floor Conference Room of City Hall for a conference with Labor Negotiator Bill Avery, pursuant to Government Code Section 54957.6, regarding the City of Woodland Mid-Management Association. Council Members present at the meeting were: Sandy, Rominger, Slaven, Flory (arrived at 6:57 p.m.); Council Members absent: Borchard. Staff members present at the meeting were City Manager Kris Kristensen and Assistant City Manager Kristine O'Toole.

Council adjourned the closed session and the special session at 7:02 p.m.

The Woodland City Council met in regular session at 7:05 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, Flory, Rominger, Slaven, Borchard (arrived at 8:08 p.m.)

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Mitchell, Wegener, Buchanan,

Ponticello, Barry, Smith, Hanson, Ostebo, O'Toole,

Mancilla, DeWeerd

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:30 p.m. until 7:02 p.m. for a conference with Labor Negotiator Bill Avery regarding Woodland Mid-Management Association, permitted under State Government Code Section 54957.6. He said no Council action was taken at the meeting.

MINUTES:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved the minutes for the Council meeting of April 26, 1994 (with a correction on page 8 to indicate "Mayor Sandy" and not "Mayor Rominger", and approved the minutes for May 3, 1994, as prepared.

COMMUNICATIONS:

- 1. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine eating place license for The Bank Restaurant, 435 Main Street. Attached was a copy of a letter from Community Services Officer Leilani Vierra to ABC proposing conditions to be placed on the license. The City Clerk advised that this item had been tabled from the July 19 Council meeting to this date, and no Council action is necessary.
- 2. From Karen McManus a letter was received submitting her resignation from the Parks and Recreation Commission effective July 30. Council presented a resolution of appreciation to her under "Presentations."
- 3. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine eating place license for Primos, 1540 East Main Street (formerly Shasta's Family Restaurant). Police Lieutenant Terry Brown had advised that the Police Department has no objections to the issuance of this license.
- 4. From the City of San Juan Capistrano a letter was received requesting some form of support, a letter or resolution, for "tough on crime" bills. No Council action was taken.
- 5. From City Manager Kris Kristensen, as primary representative to the Yolo County Transit Authority, a letter was received requesting the appointment of a City Council Member to a County-wide Transportation Task Force. The City Manager said last April there was a County-wide Transportation summit meeting at the Woodland Library in the Leake Room at which a series of transportation issues were outlined for the County. The consensus from that meeting was that a Task Force of elected representatives be formed to deal with those issues. The Task Force will set its own time frame and will report back to the Yolo County Transit Authority Board and all of the elected bodies in the County.

Mayor Sandy agreed to be the City Council representative to the County-wide Transportation Task Force.

COMMITTEE REPORTS:

- 1. From the City Manager a report was received transmitting the minutes of the Yolo County Transit Authority Board meeting of June 22, 1994. No Council action was necessary.
- 2. From Parks and Recreation Director Tim Barry a report was received summarizing action taken at the Child Care Commission meeting of July 6, 1994. No

Council action was necessary.

- 3. From Assistant City Manager Kristine O'Toole a report was received transmitting the minutes of the Woodland Access meeting of July 11, 1994. No Council action was necessary.
- 4. From the Parks and Recreation Director a report was received summarizing action taken at the Commission on Aging meeting of July 12, 1994. No Council action was necessary.
- 5. From the Assistant City Manager a report was received transmitting the agenda from the County/City 2 x 2 meeting of July 13, 1994. Among the topics discussed were the team effort on the U.S. Army Corps Westside Tributaries Study, the American River flood project, Reclamation District 2035, Cache Creek flood control, and the City's Economic Development Plan.
- 6. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historic Preservation Commission meeting of July 19, 1994. No Council action was necessary.

The Commission discussed the Redevelopment Agency's proposal to acquire a portion of the old Pepsi Cola Bottling Plant at 414 Fourth Street in order to clear the site of the older buildings and build a City parking lot that would extend from Third Street to Fourth Street south of the alley south of Main Street. The Commission's initial consensus was that some of the older buildings had historical and architectural significance and should be evaluated further prior to any demolition work. The Commission agreed to meet at the 414 Fourth Street site for a walk through inspection on July 21, and agreed the Commission will take a position on the matter following the walk through. Mayor Sandy said he was concerned that committees and commissions may be working at cross purposes, and he said if that is occurring he requested ideas from staff on how to prevent that from happening. He said this project is an instance where a couple of people had an economic development interest, were proceeding and suddenly the Historic Preservation Commission comes forward stating that a portion of the project building is historic, and the project gets delayed.

The Community Development Director said the process has been changed since the Commission met. She said now before a project goes to approval by any loan committee or any financing committee, any problems need to be worked out to determine if there is a conflict with the Downtown Specific Plan, sign ordinances or the historic inventory so that the problems can be rectified at the staff level. She said that change has already been implemented. With respect to this project staff has been trying to resolve the conflict that has arisen between the Historic Preservation Commission feeling that there is a need to address this proposal based on the existing ordinance and the structure of the building and the Redevelopment Citizens' Advisory Committee feeling that the building is not historic. She said she does not have a solution at this time.

The City Manager said any time projects are occurring in the Downtown area there is bound to be a conflict in some shape or form between two commissions. He said staff tries to work out a compromise, but failing that the conflict has to be resolved by the Council.

The Community Development Director said the Historic Preservation Commission did not want to halt renovation of the modern portion of the Pepsi building, but the Commission's focus was on the lot that is up for sale and the historic building on the site.

- 7. From the Parks and Recreation Director a report was received summarizing action taken at the Parks and Recreation Commission meeting of July 20, 1994. No Council action was necessary.
- 8. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of July 21, 1994, as follows:
 - (a)Commission cancelled the Commission meeting of August 18, 1994 because of the conflict with the Yolo County Fair.
 - (b)Commission requested staff to prepare a report on the status of the blight ordinance and its implementation.
 - (c)Commission conditionally approved the wall mural for "Open Limits" Art Gallery at 94 West Main Street. This wall mural will be changed every 90 days.
 - (d)Commission received a verbal report from staff and Chair Agostini regarding the City Council discussion of the General Plan growth strategies. The Planning Commission had a brief discussion regarding the issues. Staff informed the Commission that they will be preparing a written report to address some of the issues raised but that they would need some time to prepare such a document. The Commission agreed to hold a special meeting on August 11, 1994 to further discuss growth strategies for the General Plan based on new information prepared by staff.
- 9. From the Community Development Director a report was received summarizing action taken at the Board of Building Appeals meeting of July 26, 1994. No Council action was necessary.

PUBLIC COMMENT:

Bob Gillette said he is a property owner in the Southeast Area and has been requested to dedicate property to the City of Woodland for road right-of-way. He said he will not sign the deed to the property until he has been consulted on the naming of the street. He said Fire Chief John Buchanan had advised him that the street name had to be that of a pioneer family from Woodland. He said he felt he was losing all of his rights.

The City Manager advised Council that the Fire Department is in charge of street naming, and in the Southeast Area development the Council went through a process of identifying early day pioneers from the Woodland area for street names. He said that plan for naming the streets in the Southeast Area has already been approved by Council. He said in developing the list of names the City has worked with property owners in the Southeast Area advising them of the general listing of names. He said this is the first he has heard that Mr. Gillette had some concerns. He said he would meet with Mr. Gillette to discuss the matter, but the issue of the street naming in the Southeast Area has already been approved by Council.

Council Member Flory said he felt Mr. Gillette had a legitimate concern.

The City Manager said under normal circumstances the Fire Department works with property owners to try to find out what street names are generally agreed, but the Council was quite specific on its intention to deal with the names of pioneer families in the Southeast Area.

Vice Mayor Rominger said she felt Mr. Gillette's request was reasonable, and she suggested that the City Manager and the Fire Chief meet with Mr. Gillette to reach come solution.

Mayor Sandy said in fairness to City staff the Council went ahead and gave staff direction on the naming of streets in the Southeast area, but he asked the City Manager to meet with Mr. Gillette to see if there is some reconciliation that could be made.

Council Member Slaven said he felt this request merits consideration for an exception to be made.

PRESENTATION - RESOLUTION NO. 3835/APPRECIATION TO KAREN MCMANUS:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3835, Resolution of Appreciation for Karen McManus, for outstanding community service.

Karen McManus had submitted her resignation from the Parks and Recreation Commission effective July 31, 1994, and will be moving out of state on a job relocation for her husband. Mayor Sandy said he was very proud and very confident of Ms. McManus as a commissioner, and he presented a framed copy of the resolution to her.

HEARING - 1994 CLEAN LOT PROGRAM:

Mayor Sandy said this time was set for a public hearing to consider approval of the account of the cost of the 1994 Clean Lot Program and to direct County Tax Collector to collect charges.

Fire Chief John Buchanan said the owners of vacant parcels are mailed notices advising of the City's Clean Lot Program in February each year and the requirements for abating the weeds. After several inspections the City contracts for the clearing of the weeds, and those parcels which are not cleared by property owners are handled by the contractor. The hearing scheduled involves only about six or seven parcels which were not cleared by the owners. He said the whole weed abatement program is handled by the Fire Prevention Bureau, and Engine Captain Joe Joslin works with the contractor.

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

Resolution No. 3836:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3836 approving the account of the cost of the Clean Lot Program for 1994 and directing the Tax Collector for the County of Yolo to collect the cost of abating the weeds and cleaning the lots.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Sandy temporarily adjourned the meeting of the Council at 7:38 p.m. in order to convene the meeting of the City of Woodland Redevelopment Agency Board of Directors. See Agency minutes attached to these Council minutes as Exhibit A. At 8:35 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

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

ENERGY SAVING LIGHTING RETROFIT CONTRACT:

The City Council awarded the Energy Efficient Lighting (Project No. 93-10) contract to Eagle Electric for \$159,322.00, and authorized expenditures not to exceed \$15,000, to allow for a 10 percent construction contingency.

1993 POLICE DEPARTMENT ANNUAL REPORT:

The City Council received the 1993 Police Department Annual Report.

RESOLUTION NO. 3837 - BUSINESS LICENSE FEE MODIFICATION:

The City Council adopted Resolution No. 3837 amending Resolution No. 3728 to authorize amendment to the business license and the annual business license tax removing the out-of-town business license tax.

FINAL MAP/SUBDIVISION AGREEMENT FOR GIBSON RANCH UNIT 1A:

The City Council approved the Final Map and Subdivision Improvement Agreement for Subdivision No. 4183, also known as Gibson Ranch Unit 1A. The Subdivider is Morrison Homes, and the subdivision is a 93-unit (16.81 acre) subdivision located north of Gibson Road and east of County Road 101 (Southeast Area).

FINAL MAP/SUBDIVISION AGREEMENT FOR GIBSON RANCH UNIT 1B:

The City Council approved the Final Map and Subdivision Improvement Agreement for Subdivision No. 4181, also known as Gibson Ranch Unit 1B. The Subdivider is Morrison Homes, and the subdivision is a 72-unit (15.14 acre) subdivision located north of Gibson Road and east of County Road 101 (Southeast Area).

FINAL MAP/SUBDIVISION AGREEMENT FOR GIBSON RANCH UNIT 2A:

The City Council approved the Final Map and Subdivision Improvement Agreement for Subdivision No. 4206, also known as Gibson Ranch Unit 2A. The Subdivider is Morrison Homes, and the subdivision is a 53-unit (9.21 acre) subdivision located north of Gibson Road and east of County Road 101 (Southeast Area).

FINAL MAP/SUBDIVISION AGREEMENT FOR GIBSON RANCH EAST UNIT 1:

The City Council approved the Final Map and Subdivision Improvement Agreement for Subdivision No. 4178, also known as Gibson Ranch East Unit 1. The Subdivider is Winncrest Homes, and the subdivision is a 81-unit (20.72 acre) subdivision located north of Gibson Road and west of County Road 102 (Southeast Area).

FINAL MAP/SUBDIVISION AGREEMENT FOR COTTAGES AT GIBSON RANCH:

The City Council approved the Final Map and Subdivision Improvement Agreement for Subdivision No. 4179, also known as Cottages at Gibson Ranch. The Subdivider is Winncrest Homes, and the subdivision is a 78-unit (10.38 acre) subdivision located north of Gibson Road and west of County Road 102 (Southeast Area).

FINAL MAP/SUBDIVISION AGREEMENT FOR BRIGHT DAY VILLAGE:

The City Council approved the Final Map and Subdivision Improvement Agreement for Subdivision No. 4191, also known as Bright Day Village. The Subdividers are F. P. Ybarra and Davmar Company, Inc., and the subdivision is a 14-unit (2.16 acre) subdivision located on the extension of Bright Day Drive (bordering County Road 98, north of West Beamer Street).

REGULAR CALENDAR:

GENERAL PLAN CONSULTANT:

Community Development Director Janet Ruggiero presented Council with a memo regarding a contract for a General Plan consultant. She said the staff interviewed four planning consultants to recommend one to work with staff in the preparation of the General Plan. She said staff has made the commitment to do most of the preparation of the updated General Plan in house, but in order to see that through a consultant firm is needed to insure that the time line is adhered to, carry out duties staff does not have the expertise to do (air quality, noise, urban design work, and agricultural interface), prepare the environmental impact report, and be a task master for staff. She recommended a consultant contract on a time and material basis versus a flat contract. The recommended firm of J. Laurence Mintier and Associates has estimated between \$110,000 and \$130,000 upwards to \$180,000. She said this amount does not include the cost of doing an economic firm to assist in the economic analysis of the Plan, and that firm will be hired separately. The master plan updates for sewer, water, storm drainage and traffic circulation will also have to be funded from the Major Projects Financing Plan. The funding for the General Plan update is provided for in Fund 02 of the Capital Budget.

On motion of Council Member Slaven, seconded by Council Member Rominger and carried by unanimous vote, the City Council authorized the City Manager to enter into a contract with J. Laurence Mintier and Associates to provide professional services for the preparation of the General Plan and the Environmental Impact Report.

RESOLUTION NO. 3838 - HISTORIC RAILROAD DEPOT PROJECT:

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council (1) authorized the Public Works Director to execute the Agreement for Woodland Southern Pacific Depot Restoration and Operation with Sacramento Valley Historical Railways; (2) adopted Resolution No. 3838 entitled "Resolution Authorizing Adoption of the Program Supplement to Local Agency-State Agreement for Federal Aid Projects No. 03-5046 for Project No. STPLE-5046 (002)"; and (3) authorized the advertisement for competitive bids for the Woodland Railroad Depot Reroof, City Project No. 94-10, Federal Aid Project No. STPLE-5046 (002).

CHANGE IN OPERATING PROCEDURES FOR POLICE SERVICE CALLS:

Police Chief Russ Smith said on February 23, 1993 at a study session the Council reviewed data compiled by the Police Department's Crime Analyst regarding allocation of Police resources for misdemeanor types of crimes and responding to those types of calls. He said the Police Department is now prepared to change its operating procedures to implement that study. Calls regarding thefts with identifiable property, thefts with no identifiable property, vandalism, harassing phone calls, and shoplifting will be handled by a dispatcher who will get the information from the reporting party and log the information on the watch log. Currently a Police Officer responds to those calls and logs the incident on the watch log. With the new operating procedure the victim will be given the incident number and will be able to tract the call. The change will result in over 2,000 officer hours saved which is the equivalent of one-full time police officer.

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved the change in operating procedures for police service calls.

PURCHASING POLICY/LOCAL VENDOR PREFERENCE:

Purchasing Manager Al Mancilla said the City's current policy approved in 1988 provides that local vendors with a one percent preference on purchase of goods and services for the City. Under the California Uniform Tax Law one percent of the 7.025 percent sales tax is returned to the jurisdiction in which the sales occur. He said this justifies the one percent bid advantage given to local vendors. He said he surveyed eleven different cities to determine their policies and the experiences they have in implementing the policies. Five had no policy; five provided a one percent preference; and one permits a discretionary three percent allowance. He said these findings were almost identical to a survey done in 1988 when the Council authorized the one percent preference the City now allows. He said more than one percent becomes a detriment to trying to get competitive bids and giving a preference to local vendors. He recommended no change in the

current policy.

REORGANIZATION/RETITLE OF PARKS AND RECREATION DEPARTMENT:

Parks and Recreation Director Tim Barry said the Child Care Commission requested a change in the name of the Parks and Recreation Department to reflect the community services offered as well as the park and recreation activities of the department. The issues was considered by the three commissions: Parks and Recreation Commission, Child Care Commission and Commission on Aging. The three commissions propose the title of Parks, Recreation and Community Services Department.

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council retitled the Parks and Recreation Department to Parks, Recreation and Community Services Department; reclassified the Child Care Program Manager position, range 48 (MM), to Child Care Resources Specialist, 46 (GS) (3/4 time position with benefits); and reclassified the Aquatics Program Manager, 48 (MM), to Recreation Program Manager, 51 (MM).

BID CALL FOR REPLACEMENT POLICE DEPARTMENT VEHICLES:

Police Chief Russ Smith said in March of 1994 the Council took action on a Police Department proposal to save the City \$105,000 in the General Fund for FY 1994-95. The Police Department unmarked vehicles were on a three-year lease program, and he is proposing a five-year lease based on Council recommendations and that of the City Manager. He said they investigated purchasing the vehicles instead of leasing and found they could save money by doing that. He said the lease on two vehicles will terminate this year, and now would be the time to purchase the two vehicles, one for administration and one for investigations.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the calling of bids for one administrative automobile and one unmarked investigations automobile.

ADJUSTMENT OF HUMAN RESOURCES OFFICE HOURS:

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council approved the closure to the public and City employees of the Human Resources Office from 1:00 p.m. to 3:00 p.m. each day, and the rescheduling of hours to include being open during the lunch hour and from 5:00 p.m. to 6:00 p.m., and Council directed staff to report back to Council after six months of adjusted hours.

DOWNTOWN PARKING COMMITTEE APPOINTMENT:

On motion of Council Member Borchard, seconded by Council Member Slaven and carried by unanimous vote, the City Council appointed Chris Dreith as the community at large representative to the Downtown Parking Committee.

SACRAMENTO AREA COMMERCE AND TRADE ORGANIZATION (SACTO) REPRESENTATIVE:

On motion of Council Member Slaven, seconded by Council Member Sandy and carried by unanimous vote, the City Council appointed Council Member Flory as a Board Member for the Sacramento Area Commerce and Trade Organization (SACTO) and designated Mayor Sandy as the alternate.

ADJOURNMENT:

At 9:47 p.m. the Council meeting was adjourned.
City Clerk of the City of Woodland