

Council Chambers
300 First Street
Woodland, California

July 5, 1994

The Woodland City Council met in regular session at 7:38 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, Rominger, Slaven

COUNCIL MEMBERS ABSENT: Flory

STAFF PRESENT: Kristensen, Ruggiero, Murphy, Wegener, Buchanan,
Ponticello, Barry, Nies, Mitchell, DeWeerd

MINUTES:

On motion of Council Member Slaven, seconded by Council Member Rominger and carried by unanimous vote (Council Member Borchard abstained), the City Council approved the minutes for the Council meeting of April 5, 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 Ludy's Main Street BBQ, 667 Main Street. Police Lieutenant Del Hanson advised that he had no objections to the issuance of the license. No Council action was necessary.

2. From the Feather River Aquatic Club of Yuba City a letter was received in opposition to the closure of the Community Swim Center. Council was advised that this letter is similar to one the Council received on June 21 from the American River Patriots. Jim Holmquist from the Parks and Recreation Department will contact these two groups advising that the closure of the Community Swim Center was not a proposed budget cut.

3. From Anne Kress, Early Childhood Education Instructor at Yuba College, a letter was received in support of Child Care Information Services and Woodland City Child Care Program Manager Debbie Gordon. No Council action was necessary.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of May 2 and 16, 1994. No Council action was necessary.

2. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo County Transit Authority Board meeting of May 25, 1994. No Council action was necessary.

3. From Parks and Recreation Director Tim Barry a report was received summarizing action taken at the Child Care Commission meeting of June 1, 1994. No Council action was necessary.

4. From Assistant City Manager Kristine O'Toole a report was received transmitting the minutes of the Woodland Access meeting of June 8, 1994. No Council action was necessary.

5. From the Parks and Recreation Director a report was received summarizing action taken at the Commission on Aging meeting of June 14, 1994. No Council action was necessary.

6. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historical Preservation Commission meeting of June 14, 1994. No Council action was necessary.

7. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of June 16, 1994, as follows:

a. Commission approved Lewis Homes Vesting Tentative Map No. 4202 and Planned Unit Development and Conditional Use Permit to divide 13.2 ± acres into 62 single family lots. The project is located at the northeast corner of County Road 101 and East Gum Avenue.

b. Commission elected Paula Agostini Chairperson and Jan Hicks Vice-Chairperson for one (1) year beginning July 1, 1994.

c. Commission discussed the proposed City Landscape and Lighting District. They took no action on this item.

d. Commission reviewed options for location and type of growth for the General Plan Update.

No Council action was necessary.

8. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of June 23, 1994, as follows:

- a. Commission took a tour of the areas around the City where future growth could occur. The Commission toured areas to the north, east, and south of the existing City limits. This tour included a visit to the City's Wastewater Treatment Plant where they received a brief tour.
- b. Commission under the public comment portion of the meeting heard from a citizen concerned about the parking adjacent to the holding pond near El Dorado Drive and County Road 98. The Public Works Department will research this issue and respond to the citizen.
- c. Commission received a report from Mike Horgan of the Public Works Department concerning the Wastewater Treatment Plant -- its capacity, land area, amount of land needed as buffer between treatment plant and residential land uses, impact of recent flood studies, possibilities of relocation, etc. Commission also discussed related utility issues, such as water and storm drainage.
- d. The Commission was updated on the status of golf course proposals within the County.
- e. Commission discussed the Caltrans proposed alternate routes for the State Route 113/Interstate 5 connection.
- f. Commission set a study session on the General Plan for June 30, 1994 at which time they will discuss alternative directions for growth.

No Council action was necessary.

PUBLIC COMMENT:

Tom Stallard, 10 Toyon Drive, Woodland, thanked the Council for its congratulatory letter for his election to the County Board of Supervisors on June 7, 1994, for Third District Supervisor. He said he will be sworn in on January 9, 1995, at noon. He said he looks forward to working closely with the City of Woodland to protect its interests and to see that it is fully well-represented alongside other cities in the County.

Mayor Sandy said the Council is pleased with Mr. Stallard's election and is please to have someone from the Woodland community on the Board.

Mayor Sandy thanked this meeting's volunteer video camera operators Marcella Lambert and Dudley Holman.

CACHE CREEK BASIN COALITION VIDEO:

Sally Oliver, representing a group called the Cache Creek Basin Coalition, showed a 16-minute video tape to the Council covering several issues regarding Cache Creek water quality, gravel mining and flood control. Harlen Smith of the Coalition introduced the video. The tape was prepared by Ms. Oliver.

Council Members thanked the Coalition representatives for their presentation. Council Member Borchard said he is uncomfortable with listening to one side of the issue and wanted to invite representatives of the gravel companies to refute any claims or remarks made at this meeting.

PROCLAMATION FOR PARKS AND RECREATION MONTH:

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council proclaimed July 1994 as "Park and Recreation Month."

Mayor Sandy and Council Member Borchard presented the proclamation to Parks and Recreation Commission Vice Chairperson Lane Evans.

DONATION OF COPY MACHINE FROM SENIOR CENTER INC.:

Parks and Recreation Director Tim Barry said Senior Center Inc. has donated a copy machine for use at the Senior Center. He said the staff at the Senior Center, including Senior Center Program Manager Maryjayne Coble, Community Resource Specialist and Susannah Reinhart and Administrative Clerk Jan Remick, prepared a grant application which was awarded by the Area IV Agency on Aging to provide funding for a copy machine which was in need of replacing at the Senior Center. Senior Center Inc. offered to pay the balance of the money that was needed for the purchase and to arrange the coordination of the purchase. The grant totaled \$4,100 as one-time funds to go toward replacement of the machine, which was estimated to cost \$5,546.00. Senior Center Inc. will pay the difference of \$1,446 and purchase the new machine with the intent of donating the machine to the Senior center.

Maryjayne Coble said that due to the generosity of Senior Center Inc. the Senior Center has a copy machine. Senior Center Inc. purchased the machine and will be reimbursed partially with the grant funds.

John Roman, President of Senior Center Inc., briefed the Council on its fund raising activities for the Senior Center.

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council accepted the donation of a new copy machine for the Senior Center from Senior Center Inc.

PROCLAMATION - NATIONAL NIGHT OUT:

Police Chief Russ Smith said the entire Council will be participating on Tuesday, August 2, 1994, in recognizing "National Night Out." He said this is an annual event for the Woodland Police Department. He said 45 of the Neighborhood Watch Groups will also be participating.

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council proclaimed Tuesday, August 2, 1994 as "National Night Out" in Woodland.

Mayor Sandy presented the proclamation to Chief Smith.

HEARING - STRENG POND LANDSCAPING MAINTENANCE DISTRICT:

Mayor Sandy said the first of five public hearings scheduled is to consider proposed assessments for the Streng Pond Landscaping Maintenance District for Fiscal Year 1994-95.

City Manager Kris Kristensen said this District has been established since 1985 and is basically supplementing the services the City provides with regard to maintaining the park facilities in the district area. The area is West Gibson Road near its intersection with Ashley Avenue. He said each year the Council holds a public hearing to review the budget for the coming year, and this year the proposed assessments are \$79.50 for the year for the properties affected, a decrease of \$5.40 from the prior year assessment. This assessment will generate \$14,500 for this District. The purpose of the hearing is to receive any comments from the citizens or property owners within the district. Following the hearing the Council will approve the budget and have the assessments added to the tax roll.

Mayor Sandy opened the hearing, and their being no comments the hearing was closed.

Resolution No. 3828:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3828 confirming the District map and ordering assessments for the Fiscal Year 1994-95 as set forth in the annual report for the Streng Pond Landscaping Maintenance District.

HEARING - NORTH PARK LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT:

Mayor Sandy said the second public hearing is for the purpose of considering proposed assessments for the North Park Lighting and Landscaping Maintenance District for Fiscal Year 1994-95.

The City Manager said the proposed assessments are for a relatively new subdivision which is just getting started. The subdivision is located at the north end of town near Kentucky Avenue. The subdivision was developed with the requirement that a landscaping and lighting district be established, and the district was imposed in 1993. He said the initial years allocation developed approximately \$7,000 from the related parcels, but because the development has not proceeded as quickly as anticipated not all of the dollars were spent. As a result there is a reduction in the costs for the coming fiscal year. Once the development does actually start and maintenance costs are incurred for the facilities the costs will increase. The proposed assessment for 1994-95 is only \$10.00 for the year per parcel.

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

Resolution No. 3829:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3829 confirming the district map and ordering assessments for the Fiscal Year 1994-95 as set forth in the annual report for the North Park Lighting and Landscaping District.

HEARING - 1994-95 PROPERTY TAX LIENS FOR WOODLAND DISPOSAL:

Mayor Sandy said the third public hearing is for the purpose of considering approval of tax liens for delinquent garbage/refuse service accounts with Woodland Disposal Company.

The City Manager said the City's franchisee for garbage collection, street sweeping, and yard refuse service is Waste Management, and the franchise agreement outlines that the City will assist Waste Management in the collection of delinquent accounts on an annual basis. The process requires a public hearing on the unpaid charges for the past year.

Mayor Sandy opened the public hearing. There being no comments the hearing was closed.

Resolution No. 3830:

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council adopted Resolution No. 3830 approving the list of delinquent refuse accounts and directing the Yolo County Tax Collector to collect the delinquent accounts.

HEARING - SOUTHEAST AREA SPECIFIC PLAN AMENDMENT:

Mayor Sandy said the fourth hearing scheduled is for the purpose of considering an amendment to the Southeast Area Specific Plan regarding noise levels in residential areas.

Senior Planner Howard Nies the City recently received the noise study for the Southeast Area which indicates that in order to maintain the standard of 60 decibels the noise barriers must be 19 feet high around the perimeter of the residential areas near Interstate 5, nine feet high at County Road 102 and eight feet high at Gibson Road. He said the proposed amendment is to reduce the noise standard to 65 decibels to allow 12 foot walls along Interstate 5 and six feet high along County Road 102 and Gibson Road. He said the reason the Planning Commission is making this recommendation is because the Commission feels the appearance outweighs the increase in noise.

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

Resolution No. 3831:

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council adopted Resolution No. 3831 amending the Southeast Area Specific Plan to change the noise level for residential areas to 65 db Ldn.

HEARING - HUD SECTION 108 LOAN FOR HOTEL WOODLAND/AMENDMENTS TO 1993-94 COMMUNITY DEVELOPMENT BLOCK GRANT STATEMENT:

Mayor Sandy said the last public hearing scheduled is for the purpose of considering an application of a HUD Section 108 Loan for the Hotel Woodland rehabilitation and transferring 1993-94 Community Development Block Grant funds to Hotel Woodland Rehabilitation and Residential Rehabilitation Programs.

Senior Planner Howard Nies said in April Council authorized a \$1 million loan for the Hotel Woodland over a four-year period. Since that time a draft report has been presented to HUD, and HUD has indicated that the Council should hold an additional public hearing to assure that there has been sufficient public input. Secondly, he said HUD stated that interest rates have increased to the point where the City will pay a interest rate of eight to ten percent (8-10%), and staff is suggesting that the amount of the loan be dropped to \$800,000. Staff is concerned with the increased interest rate and

recommends the loan be reduced which would reduce the total cost of the loan to \$1,000,000. He said this reduction will allow more money to be paid up-front and not have to pay that interest. He suggested a transfer of \$74,000 from the CDBG income account and the 313 Court Street account to defer some of that cost. He said the income account has increased because there have been a number of payoffs with low interest loans, and the 313 Court Street program came under budget.

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

Resolution No. 3832:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3832 authorizing the City Manager to apply for a HUD Section 108 Loan to finance the rehabilitation of the Hotel Woodland; authorized the City Manager to sign an agreement with Community Housing Opportunities Corporation (CHOC) granting CHOC a deferred loan for rehabilitation of the Hotel Woodland; and continued the hearing regarding the amendments to the 1993-94 Community Development Block Grant statement to July 19, 1994.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Sandy temporarily adjourned the meeting of the Council at 9:04 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 B. At 9:36 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Borchard requested that the Freeman Park restroom issue be removed from the Consent Calendar.

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

BID CALL FOR MUNICIPAL SERVICE CENTER ROOF REPAIR:

The City Council authorized staff to solicit bids for the repair of the Municipal Service Center roof.

BID CALL FOR BASKETBALL COURT AT FREEMAN PARK:

The City Council authorized the call for bids to construct a new asphalt basketball court at Freeman Park.

RESOLUTION NO. 3833 - TRANSPORTATION DEVELOPMENT ACT CLAIM:

The City Council adopted Resolution No. 3833 authorizing the filing of the Annual Claim to Sacramento Area Council of Governments for Transportation Development Act funds.

BID CALL FOR NEW POSTAL MACHINE:

The City Council authorized the call for bids for one (1) new postal machine to be used for processing the City's mail.

REGULAR CALENDAR:FREEMAN PARK RESTROOM BUILDING:

Three bids were received for the construction of a restroom building at Freeman Park: Broward Brothers, Inc. \$89,650.00; Buchignani and Sons \$103,150.00; and R. A. Burton Construction \$110,025.91. The project was to be funded with Community Development Block Grant funds, and \$70,000 was budgeted.

Parks and Recreation Director Tim Barry said staff will contact the architect to reduce the scope of the project so that the City can go back out to bid.

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council rejected bids for the Freeman Park restroom building as they exceed the project budget significantly.

Council took a recess from 9:40 p.m. until 9:47 p.m.

AGREEMENT FOR TRUANCY OFFICER:

Council postponed temporarily action on the proposed agreement with Woodland Joint Unified School District for a truancy officer pending the arrival of Police Chief Russ Smith.

ALLOCATION FOR ADULT BALLFIELD MAINTENANCE:

The City Manager said some modification needs to be made in the budget with the implementation of some of the budget cuts the Council approved with the

Preliminary 1994-95 Budget, and one deals with adult ball fields.

The Parks and Recreation Director said there are two issues. One is a temporary allocation to provide ballfield maintenance to assist in the transition with the Adult Sports Association taking on that responsibility. The second is an allocation to correct a budget error. He said on June 21 the Council cut the budget in the area of adult ballfield maintenance in the amount of \$78,000, and the Parks and Recreation Department staff has met twice with representatives of Woodland Adult Sports Association Board of Directors to negotiate an agreement for taking on the ballfield maintenance. He said the Association has asked that the City extend City service through August 12 which is the end of the summer softball season so that they can adequately assess their options. Regarding the budget error he said staff discovered an error in proof reading the budget cut figure identified for adult ballfield maintenance in the Parks and Recreation Commission recommended cut list. The Commission listed \$40,000 in cuts in supplies, when in fact only \$28,079 can be attributed to adult ballfields. The remainder is attributed to youth ballfield maintenance. This would adjust the budget cut for adult ballfield maintenance from \$78,000 to \$58,079.

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved \$19,328 as a temporary allocation for the City to provide adult ballfield maintenance from July 1, 1994 through August 12, 1994, and allocated \$19,921 to correct a budget error.

AGREEMENT FOR TRUANCY OFFICER:

Police Chief Russ Smith said in 1988 the Woodland Police Department entered into a pilot project with Lee Junior High School to combat truancy at that school on a part-time basis. The program provided for 20 hours of Police officer time for four months, and he said they demonstrated an ability to reduce truancy. He said \$12,000 of what was received in Average Daily Attendance (ADA) money was shared with the School District. He said that model was taken back to the School Board to try to implement the program on a district-wide basis. He said the School District suffers financially as the City of Woodland does but has found \$35,000 of the \$47,000 needed for that project. He asked that Council approve an agreement to fund that \$12,000 difference. He said he felt the funds would be recaptured in the next year. The truancy officer would be a City of Woodland Police Department employee funded by the School District.

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved funds totalling \$11,873 and authorized the Chief of Police to enter into a contractual agreement with Woodland Joint Unified School District regarding the proposed Attendance Recovery Program. (The above funds may be reimbursed to the City under Average Daily Attendance funding.)

AUTO MALL PROJECT:

The City Manager said staff has had discussions with Mark Lasher, an auto dealer in Woodland, regarding his property and plans for his current operation at East Main Street and his plans to create an auto mall. He asked for Council approval of the concept at this time and said he would bring a development agreement back at a later date for Council consideration. He said Mr. Lasher runs a retail operation on East Main Street but also an extensive fleet sales operation. In addition, Mr. Lasher and his family own 50 acres of property at the southeast intersection of Interstate 5 and County Road 102 which the Council in 1992 annexed and designated for an auto row type use with freeway exposure. He said the issue at hand is how to deal with the public improvements necessary to make that auto row concept work. Based on some engineering work Mr. Lasher had done as well as review with the City's Public Works Department he anticipated about \$1.5 million in public improvements, including roads, water lines, and sewer lines to go into that site. He said Mr. Lasher feels he is not able to handle that kind of a debt to make the project work and is looking for City assistance. He said if Mr. Lasher cannot work out an agreement with the City he may have to move his auto fleet sales operation to other property which his family owns in the Sacramento area. The City Manager said the City would not like to see that happen because sales tax dollars are a major element of the City's general fund budget, and Mr. Lasher's success has resulted in the single leading source of sales tax dollars for the City of Woodland. For 1992-93 this amounted to over \$250,000 in sales tax revenue by his operation alone. He asked Council consideration of the concept of having Mr. Lasher go through an assessment district formation for his 50-acre project in which the public improvements would be paid for over a period of time at a low interest rate. Mr. Lasher would maintain the debt service for that assessment. However, once Mr. Lasher has moved to the area and generated some additional sales tax revenue through higher volume operations those additional sales tax dollars would be split so that the City would retain half, and the other half would go toward lowering the debt service on the public improvements.

Mark Lasher said he was available for questions from the Council. He said he has a desire to build a nice functional, high quality facility at this location. He said it has taken seven years to get to this point.

After some discussion the Council took the following action:

On motion of Council Member Borchard, seconded by Council Member Rominger and carried by unanimous vote, the City Council conceptually approved the City's participation in development of public improvements for a proposed auto mall project, and appointed Council Member Rominger to assist with the development agreement for subsequent Council approval.

The City Manager noted that the Council received a letter from John Laugenour encouraging the Council to expand that concept to other uses.

AWARD CONTRACT FOR FIRE STATION NO. 3 CONSTRUCTION:

On motion of Council Member Slaven, seconded by Council Member Rominger and carried by unanimous vote, the City Council awarded the construction contract (base bid plus additive one) for Fire Station No. 3, Project No. 93-03 to Broward Brothers, Inc., for \$1,752,500; authorized construction contract expenditures up to \$1,927,500.00; authorized the increase of the contract amount for construction management and inspection services to a cost not to exceed \$192,500.00; and approved a loan from Fund 04 (Sewer Improvement Fund) for \$286,000.

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

COMMUNITY FACILITIES DISTRICT NO. 1 CONSTRUCTION MANAGEMENT CONTRACT:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized the Public Works Director to amend the Willdan contract for construction management services to include sub-consultants for materials testing, construction surveying, design support and partnering facilitation at a cost not to exceed \$346,000; and amended the previously authorized not to exceed amount for construction management services to \$336,500.

NATIONAL NIGHT OUT/COUNCIL MEETING CHANGE:

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council moved the Council's first meeting in August, 1994, to Wednesday, August 3, 1994, in order for the City Council to participate in National Night Out activities on August 2, 1994.

DOWNTOWN PARKING COMMITTEE/TRAFFIC SAFETY INTERVIEWS:

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council appointed City Council Members Borchard and Slaven to interview applicants for a community at large representative to the Downtown Parking Committee applicants and for two vacancies on the Traffic Safety Commission.

On motion of Council Member Rominger, seconded by Council

Member Borchard and carried by unanimous vote, the City Council extended the meeting from 11:30 p.m. to 11:45 p.m.

OPEN LETTER ON CITY BUDGET ISSUES:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved an open letter to the community from the City Council regarding the 1994-95 Budget with revisions made by the Council and instructed staff to print the letter in The Daily Democrat, the Davis Enterprise, and the Sacramento Bee Neighbors.

FUTURE MEETING AGENDA ITEMS:

Vice Mayor Rominger expressed concerns about weeds east of the Blue Shield site on Main Street. She also requested an update on the Hotel Woodland Redevelopment Project and which items have been completed to date. She requested a report on City and School District facilities sharing and the status of any other City and School District joint projects, such as the Woodland High School parking issues and crossing guard funding. Lastly, she asked for information on the proposed detention pond on the Volkl property and her concern about the amount and type of filler material and the effect on the run-off.

ADJOURNMENT:

At 11:40 p.m. the Council meeting was adjourned.

City Clerk of the City of Woodland