

Council Chambers
300 First Street
Woodland, California

March 1, 1994

The Woodland City Council met in regular session at 7:30 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Rominger invited everyone present to join her in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

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

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Nies, Siprelle, Wegener, Ponticello, Barry, Woodruff, Hanson, Bera, Bach, Buchanan

MINUTES:

On motion of Council Member Sandy, seconded Council Member Slaven and carried by unanimous vote, the City Council approved the minutes of the regular meeting of November 16, 1993, as prepared.

On motion of Council Member Sandy, seconded Council Member Slaven and carried by unanimous vote (Council Members Crescione and Flory abstained), the City Council approved the minutes of the adjourned meeting of February 22, 1994, as prepared.

COMMUNICATIONS:

1. From Sue Turner a letter was received urging Council to extend the Urban Limit Line. The City Clerk noted that this issue will be considered under regular calendar items.

2. From Deanna Musselman a letter was received regarding planning for the future and the Southeast Area.

3. From Debi Eagle a letter was received urging Council to extend the Urban Limit Line.

4. From Cathleen Herrick a letter was received requesting that the City plan for the future beyond 20 years.

5. From Patricia King a letter was received urging extension of the Urban Limit Line.

6. From Loraine Scully a letter was received urging extension of the Urban Limit Line.

7. From the State Department of Alcoholic Beverage Control a copy of application was received for an off sale beer and wine license for Raz's Foodway, 7 West Court Street. Police Lieutenant Del Hanson had indicated he has no concerns with the issuance of this license.

8. From the State Department of Alcoholic Beverage Control a copy of an application was received for an off sale general alcoholic beverage license for The Customer Company, southeast corner of East Street and East Gum Avenue. Police Lieutenant Hanson had advised that he has no problem with the issuance of this license.

9. From the City of Victorville a letter was received requesting the City to send a letter to the California Supreme Court requesting support for review of George Air Force Base area annexations by the City of Victorville and surrounding districts.

10. From approximately 43 property owners a petition was received requesting closure of the pedestrian walkway connecting Garfield Place to Washington Drive. Staff recommended referral to the Community Development Department which reviews abandonments.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council referred the requested closure of the pedestrian walkway connecting Garfield Place to Washington Drive to the Community Development Department.

11. From Marilyn Scholz, Principal of Holy Rosary School, a letter was received thanking Council for its proclamation for Catholic Schools Week.

COMMITTEE REPORTS:

1. From Fire Chief John Buchanan a report was received transmitting the minutes of the Yolo County Communications Emergency Service Agency Board meeting of January 5, 1994. No Council action was necessary.

2. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meeting of January 10, 1994. No Council action was necessary.

3. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo County Transit Authority Board meeting of January 26, 1994. No Council action was necessary.

4. From Parks and Recreation Director Tim Barry a report was received summarizing action taken at the Child Care Commission meeting of February 2, 1994. No

Council action was necessary.

5. From Community Development Director Janet Ruggiero a report was received summarizing action at the Historic Preservation Commission meeting of February 8, 1994. No Council action was necessary.

6. From the Parks and Recreation Director a report was received summarizing action taken at the Commission on Aging meeting of February 8, 1994. No Council action was necessary.

7. From Assistant City Manager Kristine O'Toole a report was received transmitting minutes of the Woodland Access meeting of February 9, 1994. No Council action was necessary.

8. From the Community Development Director a report was received transmitting summary notes of the Planning Commission study session of February 10, 1994 regarding the General Plan. No Council action was necessary.

9. From the Parks and Recreation Director a report was received summarizing action taken at the Parks and Recreation Commission meeting of February 16, 1994. No Council action was necessary.

10. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of February 17, 1994, as follows:

a. Commission received comments from Ed Shelley on the proliferation of windows boarded up with wood in the Downtown. Commission asked staff to research the issue and report back on options.

b. Commission asked if it was possible to ask the press to meet with the City to discuss issues related to the General Plan Update.

c. Commission held a public hearing on the Wal-Mart project, and Commission closed the public comment on the Draft EIR and directed the consultant to prepare the Final EIR. Commission continued action the Final EIR and the project to April 7, 1994.

d. Commission denied "The Utter Place" appeal on their ground sign.

No Council action was necessary.

PUBLIC COMMENT:

Mary Lynne Ishikawa, President of the League of Women Voters of Woodland, said

the League has been working on a two-year study on boards and commissions and has presented some preliminary information to the City Manager. As part of that the League anticipates making some suggestions to the City Council about the City's recruitment process and other ways to handle recruitment. She said their recommendation will be ready in late April and they will make a presentation to Council at that time.

Mayor Rominger thanked Steve Borchard and Dudley Holman for serving as camera operators for the meeting.

RESOLUTION NO. 3791 - IN-LINE HOCKEY ASSOCIATION:

Parks and Recreation Director Tim Barry requested Council adoption of a resolution of appreciation for a newly formed In-Line Hockey Association. He said the youth and their parents identified a problem in the parks in that there was not an acceptable and safe place for the kids to play in-line hockey. They came to the Council meeting voicing their concerns and have now formed their own league. They play at Ferns Park at the tennis courts.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3791, a resolution of appreciation for In-Line Hockey Association.

Mayor Rominger presented the resolution to Steve and Debbie Whitehouse.

HEARING - SPRECKELS/MARKS PROPERTY:

Mayor Rominger left the Council Chambers at 7:50 p.m. because of a conflict of interest regarding the proposed Council action on the Spreckels/Marks property.

Vice Mayor Sandy announced that this time had been set for a hearing to consider a General Plan amendment for the Spreckels/ Marks property from Agricultural (Yolo County) to Industrial for 200 acres; a General Plan amendment from Industrial to Open Space for 93 acres of City-owned property; and rezoning of 40 acres to Industrial, 200 acres to Industrial/Planned Development Overlay, and 93 acres to Open Space Zones (property located in vicinity of County Road 102 between County Roads 20 and 21). He said the issue came before the Council some time ago and failed to pass on a 2 to 2 vote, and Spreckels has since come back and requested a reconsideration.

Senior Planner Howard Nies explained the project. He said in 1990 Spreckels initiated a request along with Mr. Marks for designating the property industrial. He said the Planning Commission considered that along with Subarea B which is City-owned property, and there was consideration to make that property open space. The property contains a detention pond and park area, and the southeast corner (40 acres) of the City parcel would remain industrial. This also involves the annexation of the Knaggs property which is designated as Subarea C. He said the Planning Commission considered that and

recommended that the property south of Kentucky Avenue for annexation. The Council in 1992 (2-2 vote) failed to approve the Planning Commission recommendation to amend the General Plan and to rezoning properties designated as Subarea A, B and D. He said the matter is now before the Council for the area south of Kentucky Avenue, 200 acres plus the open space and the industrial designations to the south. With regard to vacant acreage within the community he said that approval of this zoning change would give the City approximately a 13 year supply of industrial land that is currently vacant. He said that assumes a fifty acre development per year which was the case between 1985 and 1991. Secondly, he said there was a question of infrastructure, and there is none in the area and it would need to be extended there. The financing mechanism would have to be established. Thirdly, an agreement is necessary to relocate the ponds approximately two miles to the northeast to be signed by the City, the County, Spreckels and the Audubon Society to clearly indicate how that would be accomplished.

Following the staff report Mayor Sandy opened the public hearing.

The following persons spoke: Arnold Daglia of Spreckels, and John Kemper of the Yolo Audubon Society.

There being no further comments the hearing was closed.

Resolution No. 3792/Ordinance No. 1245:

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council adopted Resolution No. 3792 amending the General Plan to add 200 acres of industrial land as outlined on the Resolution Map and introduced and read by title only Ordinance No. 1245, "An Ordinance Amending the Zoning Map for the City of Woodland by Rezoning the Spreckels Annexation Properties" to Industrial, Open Space and Industrial/Planned Development.

Mayor Rominger returned to the Council Chambers at 8:15 p.m.

HEARING - ZONING ORDINANCE AMENDMENT:

Mayor Rominger said the second public hearing scheduled is for the purpose of considering a proposed amendment to the Zoning Ordinance that would result in new theaters being allowed only in the Downtown which is provided in the Downtown Specific Plan.

Associate Planner Colleen McDuffee said the proposal is an implementation measure of the Downtown Specific Plan which was adopted by the Council in September of 1993. One of the overriding goals of the Plan was to make the downtown the entertainment center for Woodland. One action item in the Plan was to amend the Zoning Ordinance to prohibit any new theaters from locating outside the downtown area. She said this is just one of the many implementation measures contained in the

Downtown Specific Plan. On January 20, 1994 the Planning Commission recommended approval of the amendment to the Zoning Ordinance which would carry out this provision.

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

Council Member Crescione said he was concerned about the definition for theaters. He said the definition proposed is so broad it would lock out any other types of performances from coming into the community which would demand a lot of space.

Community Development Director Janet Ruggiero said the definition was to include any kind of movie theater, comedy club or indoor performances. She said the definition does not include an amphitheater in a regional park, for example. Responding to an inquiry about churches or schools requesting permits to build theaters, she said that type of use would be an accessory use as opposed to a theater used for profit. She said she would add a definition for theater and report back to the Council on March 15, 1994.

The Council continued the proposed ordinance to March 15, 1994 to clarify the definition.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 8:26 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 8:30 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 8:30 p.m. in order to convene the meeting of the City of the Woodland Public Facilities Corporation Board of Directors. See Corporation minutes attached to these Council minutes as Exhibit B. At 8:36 p.m. the Woodland Public Facilities Corporation Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Mayor Rominger requested removal from the Consent Calendar of the item regarding use of the Prairie Park building by Head Start Program.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the following Consent

Calendar items:

RESOLUTION NO. 3793 - ELECTION OFFICERS:

The City Council adopted Resolution No. 3793, a resolution consolidating regular election precincts, designating polling places for respective precincts and appointing election officers for the April 12, 1994 General Municipal Election; and approved a compensation rate of \$58.00 for Inspectors and \$53.00 for Judges.

SOUTHEAST AREA CONSTRUCTION MANAGEMENT SERVICES/PROPERTY ACQUISITION SERVICES:

The City Council authorized the Public Works Director to contract for the Gibson Ranch Community Facilities District 1 - Phase 1 Construction Management and Inspection Services at a cost not to exceed \$310,000; and contract for Right-of-Way acquisition services at a cost not to exceed \$12,000.

RESOLUTION NO. 3794 - LIBRARY PROJECT CERTIFICATES OF PARTICIPATION:

The City Council adopted Resolution No. 3794, "Resolution of the City Council of the City of Woodland Approving the Form of and Authorizing the Execution and Delivery of the Ground Lease, the Facilities Lease, the Trust Agreement, the Escrow Agreement, and the Certificate Purchase Agreement, Approving and Authorizing the Distribution of the Official Statement, Authorizing the Sale of Certificates of Participation and Authorizing Certain Additional Actions." (The Resolution authorizes the refinancing of Certificates of Participation issued in 1989 to finance library improvements.)

REGULAR CALENDAR:

USE OF PRAIRIE PARK BUILDING BY HEAD START:

Mayor Rominger inquired about the minor modifications necessary for the Prairie Park building to accommodate licensure for preschool children.

The City Manager said the action requested is authorization to meet with Head Start representatives to develop an agreement, and if tentative agreement is reached they will report back to Council. He said this is similar to what was done at Freeman School.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the Child Care Commission's recommendation to approve collaboration between Head Start and the City of Woodland for use of the Prairie facility for preschool programs.

GENERAL PLAN UPDATE:

The Council agreed to postpone discussion of the General Plan update until later to wait for the arrival of Planning Commissioner Tony Fernandez.

SCHOOL LIAISON PROGRAM:

The City Manager said the School District has requested that the City Council not discuss the School Liaison Program at this time. He said the District anticipates discussing the matter with the School Board.

Council took a recess from 8:40 p.m. until 8:50 p.m.

YOLO COUNTY COMMUNICATIONS EMERGENCY SERVICES AGENCY
EQUIPMENT NEEDS:

Fire Chief John Buchanan, as the City's representative on the joint powers authority (JPA) of the Yolo County Communications Emergency Services Agency (YCCESA), said the equipment at County Communications is between eleven and thirteen years old. The equipment is outdated and needs to be replaced. He said there has been an effort on the part of the Board Members to the JPA to start a fund for initial replacement. He said a consultant (the Warner Group) was hired to review the future needs. He recommended that the Council (1) support in concept the YCCESA equipment upgrade and replacement, (2) request that the YCCESA Board and staff further define the needs and plan a phased approach, and (3) request further analysis of each member Agency's communication system backbone needs.

Mayor Rominger noted that the staff report indicates that financial plans can be brought into line with more realistic schedules and that the consultant's report will prioritize the needs to bring the fiscal impact into a real world focus.

Mike Volonte, 1104 Ashley Avenue, Woodland, said he reviewed the report and noted that the City of Davis is not included in the JPA. He also noted that the City of West Sacramento feels the proposal is unrealistic and has asked for further analysis. He said if Davis does not participate, the City of Woodland should engage in some dialogue with the City of Davis to encourage them to join the JPA. He said the City of Woodland should have an issue with who will be contributing. He said \$6.2 million for this project is a lot of money when the City is experiencing a shortfall.

City Manager Kris Kristensen said the City of Davis has been involved in all of the YCCESA meetings with regard to the development of the plan and strategy to upgrade the equipment. He said Davis has indicated that their equipment is

much newer and is not pressed with the same need to proceed with something at this time. Because of that it is unlikely they will get involved. Davis went into the purchase of equipment because they wanted to retain direct control of the dispatch operations and were willing to pay a higher price for dispatch services than the other members of the JPA were.

Chief Buchanan said the window is open to make contact with the University of California at Davis because they do not have a computerized system at this time; they have a card system. Ross Powell, Director of the Communications Center, arrived at the meeting to respond to questions.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council directed staff to send a letter to the Board of the Yolo County Communication and Emergency Services Agency to (1) support in concept the YCCESA equipment upgrade and replacement, (2) request that the YCCESA Board and staff further define Agency needs and plan a phased approach, and (3) request YCCESA staff do further analysis of each member Agency's communication system backbone needs and refine the funding concepts, and further that the letter outline the City of Woodland's hope that the City of Davis and/or the University of California at Davis will also participate.

GENERAL PLAN UPDATE:

Community Development Director Janet Ruggiero said the Planning Commission met at Council's request to discuss directives issues in November of 1993 regarding the General Plan and has brought forward its recommendation.

Planning Commission Chairperson Tony Fernandez said the Commission debated the issues at great length and the recommendations to the Council received a unanimous vote by the Commission. His report to Council addressed the following topics: (1) approval of the goals in concept; (2) endorsement of target dates and population projections; (3) determination of the geographic parameters of the Urban Limit Line; (4) an outline for the draft General Plan report; and (5) a recommended schedule for the preparation of the Draft General Plan and Environmental Impact Report. He then reviewed the recommendations (attached as Exhibit C).

Vice Mayor Sandy said he would like to see a 20 year phase. He said the issue ought to be: what is our 20 year projection of where the community is going to grow, what do we want that community to look like, and if we don't have a positive expansive view of that future then we should not do anything. We need to look at where the City of Woodland is now, what is coming down the road and what we would like to see that future City look like and put those elements into it rather than focusing on drawing a line or getting caught up into other discussions. He said there are a lot of important elements that are spelled out in the draft,

such as infrastructure planning, recreation needs, commercial development, public facility planning, jobs/housing balance, variety of housing types and a variety of lots, insure a path of greenbelts and bikeways that link, detention basins (are those possible to use for wildlife mitigation areas or just wildlife areas), how are we going to pay for those things. He said he feels it is time for us to climb back into the driver's seat and say this is what we see for the future of our community. We need sound infrastructure; we need an east-west high speed corridor; and we need parkland. He said he would like to say to the Planning Commission that for the next 30 days to look at those different elements and where they can be accommodated and where they cannot be accommodated -- recreation areas, infrastructure, etc. -- and come back to Council with a report on what that future City is going to look like, including financing.

Council Member Crescione said he felt the Planning Commission report talked more about the County needs than the City's needs. He said this is closed planning and the City is locking itself up. He said the proposal does not allow the City to have any open space, does not allow for job growth for the tax base, and does not allow for future water needs. He said he was also concerned about the target for the year 2010.

Council Member Slaven said he agreed with Council Member Sandy and commended the Planning Commission's efforts. He said this is a tough issue. He said he is concerned with the future of Woodland. He said he would like to look further ahead than the year 2010. He asked which comes first, the developer proposals or a change in the Urban Limit Line. He said if there is not much interest in more people living in Woodland or improving the community there would be no need to change the Urban Limit Line. He said many people in Woodland have been dissatisfied with recent developments in Woodland and want more quality, more open space, bicycle paths, etc.

Council Member Flory said we need to consider how we are going to pay for some of these amenities; developers can promise us anything but builders are the ones who can tell us whether the projects can be financed and what can be constructed on the land.

Mayor Rominger said she likes a 20 year plan. She said the Council and the Planning Commission should both be interested in what is best for the community.

The Planning Commission is responsible for pure planning, and she said she sees this in their recommendations. She said the Council's role now is to say that it agrees with the recommendations but Council has other considerations. She said she feels the Council is still in the driver's seat because it has the General Plan goals. She said she feels the Plan is still flexible and fluid, and she feels the concerns of other Council Members can still be addressed. There will be still additional input from the commissions and the community, and this is just the beginning.

Vice Mayor Sandy said the Council feels the Planning Commission is doing a

good job, is on the right track, should spend time on specific needs, 20-year time frames, be concerned about the financing and how we are going to pay for and work with the other commissions.

Community Development Director Janet Ruggiero said she will be meeting with the Historic Preservation Commission in March and the Parks and Recreation Commission regarding the General Plan update. She said she has already been to the Commission on Aging and the Child Care Commission. She said they will try to talk to them for some initial feedback over a time period, knowing they need more than one meeting. She said she will report back with an informational memo to Council about what she thinks the timeline will be.

PISTOL RANGE CLEAN UP AND RELOCATION:

Police Lieutenant Del Hanson said the City was asked to vacate its current pistol range facility which is located at County Road 102 and East Beamer Street based on decades of lead contamination on that site from police and firearms practices. The City also has a desire to clean up the site for use of the property. He said staff has looked at 37 acres of property near County Road 98 and Interstate 5 and felt this is a feasible alternative site for the training facility in conjunction with 17 other agencies who would share the site. After the last meeting, he said the City received two letters of concern from former City Engineer Al Hiatt regarding drainage on the site. He said a contract was entered into with a local engineering firm to see if the drainage problems could be mitigated, and since then a local realtor representing local property owners advised that there was some resistance to developing the site into a training facility. However, he said there is a new alternative which was identified by the University of California Davis Police Chief but he said they want to keep their options open to continue to explore the County Road 98 and I-5 site with the other entities.

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council (1) authorized staff to close the current Police Department Range Site down and temporarily use the Yolo Sportsman's Facility; (2) authorized staff to explore the possibility of developing a County-wide Regional Police Training Facility with the University of California Davis Police Department and other public agencies as appropriate; and (3) directed staff to report back to the Council with a plan for the clean up of the current police pistol range and a recommendation for financing the clean up.

BOARD AND COMMISSION RECRUITMENTS:

The City Clerk gave the Council an update on the difficulties of filling two vacancies on the Child Care Commission, two vacancies on the Historical Preservation Commission and one vacancy on the Tree Commission. She said to date she has received one application for each vacancy. She advised of some

additional contacts made and plans to mail notices to all of the Neighborhood Watch block captains.

Vice Mayor Sandy said there should be at least two application for each vacancy before scheduling interviews.

The City Manager encouraged the Council to make contacts to reach out to the community to find the applicants.

FUTURE MEETING AGENDA ITEMS:

Mayor Rominger requested an update on the demolition of the building at northeast corner of College and Court Streets. The City Manager said the City has gone through the nuisance abatement process to get rid of the problem, and now specifications are being prepared for the demolition. He said by the end of next week the bids will be out, and staff will report to Council in April on the award of bid.

ADJOURNMENT:

At 10:50 p.m. the Council meeting was adjourned.

City Clerk of the City of Woodland