

Council Chambers
300 First Street
Woodland, California

February 15, 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, Flory, Sandy, Slaven

COUNCIL MEMBERS ABSENT: Crescione

STAFF PRESENT: Kristensen, Ruggiero, Nies, Siprelle, Wegener, Barry, Wilson,
Buchanan

MINUTES:

On motion of Council Member Flory, seconded Council Member Sandy and carried by unanimous vote, the City Council approved the minutes of the regular meeting of November 2, 1993, as prepared.

COMMUNICATIONS:

1. From the City of Pasadena a letter was received urging the adoption of a resolution supporting local, state and federal efforts to combat violent crime. No Council action was taken.

2. From Finance Director Pete Woodruff a memo was received advising of claims covering accounts payable and payroll paid for January 1994. No Council action was necessary.

3. From the California Society of Municipal Finance Officers (CSMFO) a letter was received congratulating Finance Director Pete Woodruff on the City's 1992-93 Comprehensive Annual Financial Report and qualification for an Award for Outstanding Financial Reporting for FY 1992-93.

COMMITTEE REPORTS:

1. From City Manager Kris Kristensen a report was received transmitting minutes from the Water Resources Association meeting of January 13, 1994. No Council action was necessary.

Council Member Flory suggested that staff send a letter of appreciation to Harry Walker for assisting the Association.

2. From Finance Director Peter Woodruff a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority Board meeting of January 19, 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 January 26, 1994. No Council action was necessary.

4. From Community Development Director Janet Ruggiero a report was received transmitting summary notes from the Planning Commission meeting of January 27, 1994 regarding the General Plan. No Council action was necessary.

5. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of February 3, 1994, as follows:

a. Commission approved a resolution of intent to prezone the Heidrick property that is within the North Kentucky Partners project, located north of Kentucky Avenue and west of the Southern Pacific Railroad tracks. Commission set a hearing for March 3, 1994.

b. Commission approved a conditional use permit for the Muslim Mosque and Islamic Center at 1023 North Street. The 1,200 square foot Mosque is located within a former single family home. Commission also certified an NDEIR on this item.

c. Commission recommended that staff forward the Planning Commission Annual Report to the City Council for their acceptance. This report is a requirement of state law.

d. Commission received a report on the use of trailers as temporary offices. Commission agreed to extend the City's current policies in the C-2 zone to all zones. Council received the staff report on this matter.

e. Commission considered an appeal regarding the replacement of a sign by the owners of The Utter Place (the old Foster Freeze). The Foster Freeze sign is illegal and cannot be replaced under the Sign Ordinance. The Planning Commission continued action on this item pending further clarification from the City Attorney.

f. Commission held a study session on Wal-Mart. The next public hearing is scheduled for February 17.

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council accepted the Planning Commission Annual Report.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council concurred with the policy on use of trailers as temporary offices.

6. From Director of Public Works Gary Wegener a report was received transmitting minutes from the Traffic Safety Commission meeting of February 7, 1994.

Vice Mayor Sandy noted two corrections. He said with respect to the rail study that the cost is shared by Woodland, Davis and the State of California, and the apportioned cost to each City is \$12,500. The extra \$25,000 was paid by the State. Secondly, he said on the safe route to school committee a number of parents have been involved with the crossing issue, and he wanted to be certain staff has attended a number of those meetings.

The Public Works Director said staff is expected to get to all of the schools.

No Council action was necessary.

PUBLIC COMMENT:

Tom Stallard, 10 Toyon Drive, Woodland, said the three-year renovation of Krellenberg Court is completed, and he thanked City staff for their assistance in the project.

Mayor Rominger thanked Steve Borchard for serving as camera operator for the meeting.

PRESENTATIONS - WASTEWATER TREATMENT:

Director of Public Works Gary Wegener said this year Roy Wilson, the City's Wastewater Treatment Plant Supervisor, was recognized at the Northern Sacramento Valley Section of the California Water Pollution Control Association. In addition, the City of Woodland was awarded the Agency of the Year plaque for its support in hosting numerous training sessions during the past year.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council received the California Water Pollution Control Association (Northern Sacramento Valley Section) Agency of the Year award and acknowledged contributions by the Wastewater Treatment Plant staff.

Roy Wilson presented the Agency of the Year award to Mayor Rominger. Mayor Rominger then presented Roy Wilson with a letter of recognition.

HEARING - FIRST AMENDMENT TO GENERAL PLAN FOR 1994:

Mayor Rominger said this time was set for a hearing to consider an amendment to the General Plan and the Southeast Area Specific Plan to change the land use from Middle School to 18 acres of Low Density Residential and one acre of park for area north of Gibson Road between County Roads 101 and 102.

Senior Planner Howard Nies said the Woodland Joint Unified School District has decided to relocate their middle school from north of Gibson Road to south of Gibson Road. As a result Winncrest Homes and Morrison Homes have requested an amendment to the General Plan to delete that school site north of Gibson Road and in its place put 114 units on 18 acres and one acre will be added to the school site that remains in the Southeast Area. He said the current arrangement is a 19 acre school site and a nine acre park site adjacent to it. The new request would have the low density residential, and the park site would be increased to ten acres. The Planning Commission considered this request on January 20, 1994 and recommended approval of the General Plan amendment.

Mayor Rominger opened the public hearing.

John Tallman, Morrison Homes, said he felt City staff has done an adequate job of presenting their request for the General Plan amendment, and the Planning Commission did approve the tentative maps on January 20. He said he was available for questions, and he said the intent of the specific plan was to join two public areas together with a pedestrian corridor. There will be a street with an eight-foot wide planter median on either side and a separated sidewalk with a double tree canopy.

Michelle Hicks said her concerns are the overpass at Gibson Road and who is to pay for that. She said she was also concerned about another school being located close to Monroe Detention Center. She said she is a parent at Willow Springs School, and they have met with the Police Captain as well as Monroe Detention representatives to try to find a time to release prisoners. She said the prisoners can be released from midnight on and walk through the neighborhoods. She said the prisoners have walked onto the school grounds at Willow Springs, and she asked that everyone look into this further.

The City Manager said the overcrossing is part of the Major Projects Financing Plan and a portion is paid through new development fees. A larger portion is to be paid community-wide through some type of bond issue or other revenue source.

There being no further comments the hearing was closed. After Council discussion the following action was taken:

Resolution No. 3788:

On motion of Council Member Slaven, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3788, "First General Plan Amendment of 1994 Amending the Land Use Element of the General Plan and the Southeast Area Specific Plan to Change the Middle School Designation to Low Density Residential."

HEARING - TRANSFER OF 1993-94 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS:

Mayor Rominger said the second public hearing scheduled is for the purpose of considering a transfer of 1993-94 Community Development Block Grant (CDBG) funds from the Rehabilitation Principal Return (Income) to the Freeman Park Restrooms Program.

Senior Planner Howard Nies reported that over the past year the homeowners who have residential rehabilitation loans have paid off the loans because of the low interest rates and have refinanced their homes. As a result there is \$55,000 to spend this year out of the income account, and staff recommends that the \$55,000 be transferred to a project to construct new restrooms at Freeman Park. The Parks and Recreation Department has requested the funds. The funds would go for the planning and the first phase of the restrooms. The Department has also requested \$15,000 for the upcoming year's CDBG funds to complete the project.

Parks and Recreation Director Tim Barry said the restroom project will be a real plus for the regular users of the Park. The card players at the Park have been wanting decent restrooms for some time. The existing facilities have been out of service for many years; there have been major plumbing problems and structural problems with the building. He said staff feels it would be best to just tear down the existing building and provide a new facility. He said the neighborhood representatives and the Police Department staff have been discussing their concerns about a restroom building which is not always a positive thing in a park. He said they are working through those issues, and the building with the \$55,000 for the first phase will not be open for the first year. The improvements with the fixtures in the second year of funding will be necessary to make the building usable. He said a master plan process is underway with Freeman Park at this time, and the Park and Recreation Commission will discuss the concepts tomorrow night with the Police Department.

Mayor Rominger opened the public hearing.

Jane Gonzalez said the neighbors are excited they are gaining ground in the Freeman Park beautification, and are looking forward to the groundbreaking. She said there is still a problem with the men who are frequently in the park, and she said one of the card players in the park admitted they do play for money. She presented petitions

which were signed by approximately 200 residents and business owners around the Freeman Park area regarding gambling in the park. She said they have no objections to the restrooms being built in the park, but object to the construction of a large building which would be used by the men who frequent the park to get out of the cold. She said the neighbors request that small buildings be constructed instead of one larger facility. She also requested that less money be spent on the restroom at this time and more money spent on playground equipment for the park.

Sue Goodall, secretary of a committee comprised of Freeman Park area and Fifth and North Street neighborhood watch groups, said they have been working to take back Freeman Park on behalf of the neighborhood instead of leaving it to "degenerate" use by a handful of transient users and by a great many users from the criminal element of society. She said to accommodate a small number of citizens who have had legitimate use of the park for some time the committee agreed that the tables should be left on the south side of the Park and that portable sanitation facilities should be installed. This she said they hoped would leave the north side of the park for use by the neighborhood children and families. She said a drinking ordinance was put into effect, but it is not enough. She said the Park and Recreation Department has agreed to install a basketball court, lighting and playground equipment by June 1, and she said they intend to raise funds for installation of the bandstand and handball court which was discussed as well as scattered tables and a restroom facility at some later date. She said she asked that the additional \$55,000 proposed for the restroom facilities not be limited to that use but be made available for additional lighting, playground equipment, a handball court and much needed tables. If these dollars cannot be so diverted, the committee would like to propose an alternative location and design for the restroom facility. She said John Roman has modified the design which they feel would make the park more practical and desirable for the neighborhood users and the transient users.

The Parks and Recreation Director said he was not aware of the disagreement as to the expenditure of funds until now. The City Manager said more time is needed to consider the reallocation of CDBG funds.

There being no further comments, Mayor Rominger closed the hearing. Council agreed to continue the discussion of the transfer of 1993-94 CDBG funds at a later date after there is some consensus with the Parks and Recreation Commission and the neighborhood group.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 8:37 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 9:17 p.m. the Redevelopment Agency 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 the 1994 Clean Lot Program.

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

PROCLAMATION FOR NATIONAL ENGINEERS WEEK:

The City Council proclaimed February 20-26, 1994 as National Engineers Week.

CITY EMPLOYEE WELLNESS PROGRAM:

The City Council received an evaluation of the City employee Wellness Program.

BOARD AND COMMISSION APPOINTMENTS STATUS REPORT:

The City Council received a report from the City Clerk regarding the recruitment for two vacancies on the Child Care Commission, two vacancies on the Historical Preservation Commission and one vacancy on the Tree Commission.

RAILROAD GRADE CROSSING AND DRAINAGE FACILITIES:

The City Council authorized the Director of Public Works to sign the following: (1) an agreement with Yolo Shortline Railroad to operate and maintain a grade crossing of the railroad tracks at Hanson Way; and (2) an agreement with Yolo Shortline Railroad to operate and maintain storm drainage facilities east of Hanson Way and north of East Main Street.

RELOCATION OF EAST STREET RAILROAD SIDING:

The City Council authorized the Mayor to enter into an agreement with Southern Pacific Railroad for the relocation of the siding along East Street, between Main and Cross Streets.

RESOLUTION NO. 3789 - BEAMER-KENTUCKY ASSESSMENT DISTRICT:

The City Council adopted Resolution No. 3789, entitled "Resolution Authorizing Adoption of Program Supplement No. 003 of State-Local Transportation

Partnership Program Agreement No. SLTPP-5046" (authorizing acceptance of State Transportation funding for Beamer-Kentucky Assessment District).

REFUND OF DONATION FOR DIAMOND BUILDING YOUTH CENTER:

The City Council approved a refund in the amount of \$2,500 to Jim Naekel, a donation to the Parks and Recreation Department to provide recreation equipment for a proposed youth center to be housed at the future Diamond building administrative offices. Initially the Department was planning on utilizing the back portion of the building for a teen activities center, but the Department has recently reviewed the remodeling plans and future uses of the building and has decided that a youth center is not feasible. Mr. Naekel would prefer using the donation to possibly benefit students at Woodland High School for a similar project and requested a refund of his donation.

REGULAR CALENDAR:

RESOLUTION NO. 3790 - 1994 CLEAN LOT PROGRAM:

Mayor Rominger said she was concerned with the five-day notice requirement for property owners regarding the hearing for the 1994 Clean Lot Program. She asked for a 14-day notice prior to the hearing.

Fire Chief Buchanan said his staff can comply with the 14-day notification.

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3790 authorizing the Fire Chief or his representative to act as "Superintendent" in the abatement of nuisances, setting the first meeting in April as a hearing to permit property owners to voice objections to the 1994 Clean Lot Program, and directing the Fire Department Secretary to mail notices to property owners at least 14 days prior to the date of hearing.

Council took a recess from 9:20 p.m. until 9:30 p.m.

SCHOOL CROSSING GUARD POSITIONS:

Mayor Rominger suggested that Council address the school crossing guard agenda item at this time since there are so many people in the audience interested in this topic.

City Manager Kris Kristensen said up until 1992 the City and the School District worked cooperatively to assist the schools in the crossing guard programs. Previously State law required the City to be responsible for paying for the crossing guard positions for locations which met certain State traffic safety warrants. In

addition to that the City had agreed beyond what was required by State law to share the cost of the crossing guards at particular locations. Due to the economic shortfall the City has had and the significant cost shifts in property tax revenues the City has been experiencing, the City has gone through a series of budget reductions, including cutting back the City's participation in the crossing guard program in that the City would only do what was required. The City was then required to fund only two positions which met State warrants. In December of 1992 Council asked City staff to discuss this with School representatives, and this was done later in the year. In January of 1994 that program was instituted. At this point the School District has taken on the responsibility of dealing with the crossing guards, and the City is paying for the two remaining crossing guards which meet the warranted positions. As one of the State's actions to try to relieve the loss of property tax funds taken from cities, the State removed the mandates on local governments. One of those mandates dropped was the requirement to pay for crossing guards which met State warrants (Senate Bill 443). He said the City has agreed to continue paying for the two warranted positions until the end of the 1993-94 school year. He suggested that the Council approve a policy by which the City would no longer participate in the crossing guard program after the 1993-94 school year. The matter under discussion is \$12,000 for the two positions. He said the City needs to give the School District an indication of what it is doing.

Mayor Rominger reported that eleven persons submitted cards indicating they were interested in commenting on this issue. The following persons spoke: John Kolb, Homer Swigert, Brad Gollob, Terry Johnston, Ron Snyder, Pam Moyer, Karin Prado, Steve Horowitz, Meg Stallard, Terry Beggs, and Jill Plumb. After Council discussion the following action was taken:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council agreed to continue funding two warranted crossing guard positions through the 1994-95 school year for an amount not to exceed \$11,836.

SPRECKELS REQUEST FOR GENERAL PLAN AMENDMENT AND PREZONING:

Mayor Rominger left the Council meeting at 10:15 p.m. due to a conflict of interest with respect to the Spreckels agenda item.

Vice Mayor Sandy then conducted the meeting.

Community Development Director Janet Ruggiero gave the staff report regarding the request of Spreckels Sugar Company request for a General Plan amendment and prezoning. She said the Council shall consider three points. Spreckels has asked the Council to reconsider its former action or lack of action on a 2-2 vote to amend the General Plan and prezone properties involving 200 acres

of land outside the Urban Limit Line and bringing the property into the City. She said when Spreckels asked for reconsideration on December 15, 1992 the City Attorney felt it was appropriate that there be some indemnification agreement to indicate that Spreckels holds the City harmless regarding any challenges, damages, costs and fees incurred by the City in action challenging the reconsideration or approval of the Spreckels' request. Ms. Ruggiero said if the Council wishes to reconsider Spreckels' request, the Council will need to approve an indemnification agreement and set the matter for public hearing.

Arnold J. Daglia, Factory Manager for Spreckels Sugar Company (Woodland plant), requested Council's reconsideration regarding the General Plan amendment and rezoning. He also requested that the Council certify the EIR that the Planning Commission has already certified. He said he met with the Yolo County Community Development Agency and submitted the conditional use for the new property that the wastewater ponds are to be relocated on. As part of that, he said, a condition of the conditional use permit will be that the habitat for both the birds and other wild life will be relocated to the new ponds prior to any water being moved to the ponds.

Council thanked Mr. Daglia for his presentation and took the following action:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by the following vote, the City Council (1) agreed to reconsider Spreckels' request to amend the General Plan and prezone the subject property and surrounding properties; (2) accepted and authorized the City Manager to sign the Indemnification Agreement; and (3) set a March 1, 1994 hearing to consider the General Plan amendment and rezoning for the area:

AYES: COUNCIL MEMBERS: Flory, Sandy, Slaven
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: Crescione
ABSTAINED: COUNCIL MEMBERS: Rominger

Mayor Rominger returned to the Council meeting.

BID CALL FOR FIRE STATION NO. 3 PROJECT:

Director of Public Works Gary Wegener recommended that Council authorize bid call for construction of Fire Station No. 3. He said the bid package has been thoroughly reviewed to obtain the lowest base bid possible. He said staff is hopeful that the good bid climate that other agencies have been experiencing will result in a good bid for the City as well. The estimate for the base bid is \$1.8 million. There are two additional additive items for the shelf for the training center wing and the completion of the training room shell and adding the associated

parking areas.

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized the Public Works Director to advertise for bids to construct a new Fire Station No. 3. He said the 1992-93 Capital Budget showed for the three-year period (1992-93 through 1994-95) \$1.2 million budgeted for the fire station. He said the Finance Director advises that \$1.7 million is available at the present time from development fees collected.

Fire Chief John Buchanan thanked the Public Works staff for their efforts in developing the bid package.

FUNDING FOR I-5 AND STATE ROUTE 13 CONNECTOR:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council indicated its support of a request for special Federal legislation for planning, selection of a design alternative, and construction of a connector between I-5 and State Route 113.

FUTURE MEETING AGENDA ITEMS:

Vice Mayor Sandy requested a letter from the Mayor to the County expressing Council's concerns about Juvenile Hall security safeguards.

ORDINANCE NO. 1243 - BILLBOARDS:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1243 approving billboard regulations.

ORDINANCE NO. 1244 - TRIP REDUCTION ORDINANCE REVISION:

On motion of Council Member Slaven, seconded by Council Member Sandy and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1244 approving Trip Reduction Ordinance revisions.

ADJOURNMENT:

At 10:45 p.m. the Council meeting was adjourned to February 22, 1994, 7:00 p.m.

City Clerk of the City of Woodland