

Council Chambers  
300 First Street  
Woodland, California

November 2, 1993

The Woodland City Council convened a special session at 7:00 p.m. and immediately adjourned to closed session in the Second Floor Conference Room of City Hall to discuss a personnel matter. Council Members present at the meeting were: Rominger, Crescione, Flory, Sandy and Slaven; absent: none. City Manager Kris Kristensen was also present at the meeting.

Council adjourned the closed session and the special session at 7:35 p.m.

The Woodland City Council met in regular session at 7:35 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, Crescione, Sandy, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Murphy, Ruggiero, Wegener, Buchanan, Woodruff, Barry, Smith, Gatie, O'Toole

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 7:00 p.m. until 7:35 p.m. to discuss a personnel matter permitted under the State Government Code. He said no Council action was taken at the meeting.

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 July 20, 1993, and adjourned meeting of October 7, 1993 (Council Member Crescione abstained), 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 El Pollo

Restaurant, 816 Main Street. Police Lieutenant Del Hanson had advised that he had no concerns with the issuance of the license. No Council action was necessary.

2. From Mike Hawkins of Engine Parts and Machine a letter was received expressing opposition to any new taxes on businesses to balance the City's 1993-94 Budget. No Council action was necessary.

3. From Nello Agostini a petition was received opposing the elimination of the Special Program Coordinator position at the Senior Center.

City Manager Kris Kristensen said Council received at the beginning of the meeting a letter to be mailed to participants at the Senior Center outlining the steps that were taken with regard to the budget, the positions which have been eliminated and what the process is. He said it has been very difficult to deal with the appropriate levels of program cuts that have taken place throughout the City as well as the Senior Center. He said staff has taken great care to try to make the cuts that must be made to be fiscally responsible.

#### COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting minutes from the Library Board meetings of September 13 and 27, 1993. No Council action was necessary.

2. From Assistant City Manager Kristine O'Toole a report was received transmitting the minutes of the Woodland Access 43 meeting of October 13, 1993. No Council action was necessary.

3. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Planning Commission meeting of October 21, 1993, as follows:

(a) Commission cancelled the November 4, 1993 meeting due to lack of items.

(b) Commission approved a conditional use permit modification for Gayle Manufacturing at 1455 East Kentucky Avenue. The modification will allow for an expansion of the facility to the adjacent 3.6 acre parcel. A rail spur and gravel yard will be constructed on the new parcel.

No Council action was necessary.

#### PUBLIC COMMENT:

Dudley Holman complimented Mayor Rominger on her comments made on October 20 regarding Proposition 172 on the November 2 state-wide ballot. He said Mayor Rominger pointed out that many of the city and state problems are due to mismanagement by our elected officials in Sacramento. Secondly, in regard to the consolidation of the municipal election he said he would like to speak about that agenda item later in the meeting.

Mayor Rominger thanked Bob Gillette for serving as camera operator for the meeting. She also reminded the viewing audience that Monday, November 8, 1993 is the Town Hall meeting regarding the General Plan which will begin at 7:00 p.m. at Whitehead School.

Dudley Holman said the developer presentations to the joint Council-Planning Commission meetings were video taped, and there will be a complete replay of that video (2 1/2 hours) on Saturday, November 6, 1993, at 4:00 p.m.

HEARING - TRANSFER OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS:

Mayor Rominger said this time was set for a hearing to consider transfer of Community Development Block Grant (CDBG) funds from the Development Assistance Corporation program to the Hotel Woodland rehabilitation program.

Council Members Crescione and Flory left the meeting due to a conflict of interest with the Hotel Woodland agenda item.

Community Development Director Janet Ruggiero said the proposal before the Council is to transfer \$100,000 from 1993-94 CDBG funds from the Development Assistance Corporation (DAC) Southeast Area Program to the Hotel Woodland Rehabilitation Program. She said the allocation to DAC was originally part of the 1993-94 application for acquisition and development of new low income housing units. Because of the inability to get that project as planned for the Southeast Area and to move forward, she said staff's recommendation to Council is to transfer the funds to use for the Hotel Woodland Program for upgrade of Fire and Safety Code items, including asbestos removal and roof repair. This amount will be added to the previously approved \$100,000 allocation set aside from funds repaid out of the rehabilitation fund. She said DAC does not object to the transfer as they have \$105,000 in their program and will seek additional funds next year. She said Hotel representatives and CHOC representatives are present at the meeting.

Mayor Rominger opened the public hearing, and there being no comments she closed the hearing.

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by the following vote, the City Council approved the transfer of \$100,000 in 1993-94 CDBG funds from the Development Assistance Corporation program to the Hotel Woodland Rehabilitation Program:

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

Council Members Crescione and Flory returned to the Council meeting.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 7:50 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 7:55 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 Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved the following Consent Calendar items:

RESOLUTION NO. 3773 - STORZ RECREATION LANDSCAPE PROJECT:

The City Council adopted Resolution No. 3773 approving application for funds under the Environmental Enhancement and Mitigation Program for the Storz Recreation Landscape Enhancement Project. This program provides grants to local, state and federal agencies and non-profit entities to mitigate the environmental impact of new public transportation facilities. The Storz Recreation Landscape Enhancement project consists of landscaping the banks of the future Storz soccer fields with trees and shrubs. The transportation facilities which this project will mitigate is the construction of 15 1/2 miles in the Southeast Area.

RESOLUTION NO. 3774/RESOLUTION NO. 3775 - ADDITIONAL SERVICE CREDIT WITH PERS:

The City Council adopted Resolution No. 3774 approving two years of additional service credit with the Public Employees' Retirement System for Patti Spies (Administrative Secretary in the Fire Department); and the City Council adopted Resolution No. 3775 approving two years of additional service credit with the Public Employees' Retirement System for Don Odgers (part-time Building Inspector II in the Community Development Department).

QUARTERLY FINANCIAL REPORT FOR FY 1993-94:

The City Council received the first quarter financial status report for Fiscal Year 1993-94.

RESOLUTION NO. 3776 - AGREEMENT/EASEMENT FOR WATER WELL SITE:

The City Council adopted Resolution No. 3776 authorizing the Mayor to execute an agreement and grant of easement between the State of California and the City of Woodland for drilling and maintaining a municipal water well (Well No. 18) and pipeline at the Yolo County Fairgrounds.

SALE OF POLICE K-9 UNIT:

The City Council authorized the sale of Equipment No. 167, a 1987 Police K-9 unit, to City of Davis in the amount of \$600.

SALE OF SURPLUS/OBSOLETE CITY-OWNED PROPERTY AND EQUIPMENT:

The City Council authorized the sale and disposal of all of the City's surplus and obsolete property and equipment through public auction.

REGULAR CALENDAR:

BUDGET REVENUE ALTERNATIVES:

Assistant City Manager Kristine said O'Toole Council had requested an update on budget revenue alternatives, including a utility users' tax, medical aid fee, street lighting maintenance district and storm drain enterprise program. Also, she said there will be a staff presentation on a one-half cent sales tax for street maintenance and capital improvements as well as transportation. With respect to a utility users tax the estimated cost to the typical resident or property owner is \$.50 to \$2.00 per \$100 on the utility bill. The tax would be implemented through adoption of an ordinance, and the time needed for implementation would be three months. The estimated revenue to be generated for the General Fund is between \$200,000 and \$800,000 annually. She said the estimates include revenue from Pacific Gas and Electric Company; local, long distance and cellular telephone bills, and cable television bills. She said the estimated gross receipts which are taxable from these utilities in Woodland total \$60.3 million annually. Based on this estimate a tax of .5 of one percent would generate \$301,500, and the cost to a typical resident would be \$.50 per \$100 on the utility bill. With a one percent tax \$630,000 would be generated at a cost of \$1.00 per \$100 on the utility bill, and for a two percent tax the revenue generated would be \$1,206,000 with the cost of \$2.00 per \$100 on the typical residential utility bill. If a cap of \$1,000 is applied to the PG & E rate there would be a \$10.5 revenue loss to the base. For a tax rate of .5 of one percent the revenue received would be \$249,000 with a \$1,000 cap. A tax rate of one percent would result in \$498,000 with a \$1,000 cap, and a tax rate of two percent would result in \$996,000 with a \$1,000 cap. If the City were to cap the utility tax for PG & E at \$500, this would represent a loss to the base of approximately \$14.4 million. She also gave revenue figures with a \$500 cap. She said that one of the problems with a utility users' tax is that it cannot be earmarked for any specific City service. For instance, the City could not designate that the tax

would be used for safety services as such a designation would require a two-thirds vote under Proposition 62.

The medical aid response fee would cost \$120 per service call or \$20 annually to the typical resident or property owner and would require the adoption of an ordinance to implement. The estimated revenue to be generated is \$100,000 annually. Fire Chief John Buchanan reported to the Council on the capability of his Department to operate the medical aid response program, and the experiences of other communities with such a service. He said he felt the community could support this user-fee system with the ability of households and businesses to subscribe to this first responder medical service and avoid the higher direct user-fee charge. If a person does not pay the \$20 subscription fee, he/she would be billed \$120 per call. He said the Fire Department feels his Department could handle the billing and contract with a collection service. He said typically other communities expect 50 percent of the population to use the subscription method of payment.

Management Analyst Lynn Gatie reported that a landscaping and lighting district formation is similar to forming an assessment district. An engineer is hired to prepare a report which outlines the method of spread. She said there are many types of services which can be included in a landscape and lighting district, and that is the most significant decision facing the Council and the community with respect to this revenue alternative. Some services eligible are street lighting, traffic signals, tree maintenance, park maintenance, and ball field maintenance. The impact on a typical resident would be for every \$100,000 to be financed through a landscaping and lighting district the cost would be about \$10 per year per resident. To pursue this revenue option, she said, a request for proposal (RFP) process would be necessary. She said to have a successful program the residents need to be educated and informed about what the program is all about. The next step would be to retain an engineer and prepare an RFP.

City Manager Kris Kristensen said currently two such districts are established in the Streng storm drain pond area near Gibson Road. These districts are the mechanisms used to absorb the cost for maintenance of the pond. Each year there is a budget allocation process. He said this is not a new concept to the community, but the proposal is to apply the concept City-wide.

Public Works Director said when the Southeast Area is developed approximately 25 percent of the residents of the City will be under a landscaping and lighting district. He said with higher percentages there are perceived inequities.

Responding to a question from Council Member Crescione, Ms. Gatie reported that the cost of forming the district would be spread among the members of the district. To initially retain an engineering firm the City would have to upfront

the cost to obtain the preliminary options, and if the City chose not to form the district, the City would be out that cost.

The City Manager said the Council can control the level of the fees by limiting the services to be included in the district. He said the Council would probably want to start out so that the overall understanding of the district is simple and clear. He said the Council will have to decide how many zones of benefit to include.

Ms. Gatie said the zones typically come into play when park maintenance and greenbelt maintenance are added. When parks are added, and there is one neighbor one block away from a park and another resident five or ten blocks from the nearest park, there are various levels of benefit. Within a district the cost is passed on to residents who live near the greenbelt. For City-wide types of services, such as tree maintenance, street lights, traffic signals, and medians in heavily trafficked arterials, the cost can be more equally spread throughout the district. She said the City cannot collect more money than it can spend for the district services and a cash balance is not carried over; the fees are lowered for the next year.

With regard to a storm drainage fee and enterprise fund the Public Works Director said there would be a fee added to the water and sewer bills to support the costs of operating and maintaining storm drain facilities. Presently these costs come from the General Fund. He said this revenue alternative is the smallest source (\$127,000 per year). His concern is that the City will be getting into the National Pollution District Elimination System requirements which is compliance with the Federal Clean Water Act and the State Inland Surface Water Program Plan. With some of the monitoring and some areas of treatment throughout the City, particularly grease and oil separators, he said this expense should be divested from the General Fund and set up on its own. The fee would range from \$1.00 to \$2.00 monthly.

The Public Works Director said for the past year it has been difficult to deal with the imbalance between the requirement and revenue sources for road maintenance. He said there is currently a \$4 million to \$5 million backlog of maintenance on the roads now. He estimated the City should be spending from \$1.5 million to \$2 million per year. He said many dollars have been invested in the roads, and they get a lot of use. He said the cost of restoring roads keeps increasing quite rapidly. If the City is not able to sand seal and overlay the streets when they should be, within three to four years the roadways have to be reconstructed at a cost four to five times greater than the overlay cost. With the approval of the voters of a one-half cent sales tax transportation needs can be financed. Currently gas tax and Transportation Development Act dollars are used for roads, but the amounts keep decreasing each year because some of those funds are going for unmet transit needs.

With respect to a parking district the Assistant City Manager said a committee is working on this issue and a report will come back to Council within the next few months.

The City Manager asked for some Council guidance to reduce the General Fund on an annual basis by \$1,000,000. In early October the Council decided to take cuts in excess of \$800,000 on an annual basis, and he said those cuts are being implemented. The \$200,000 balance should be financed now with these revenue alternatives. In addition, he said, another \$600,000 on an annual basis will need to be addressed starting next year because there are many uncertainties with respect to current revenue sources. He asked Council which revenue alternatives staff should spend its time to pursue.

After some discussion Council directed staff to develop specific proposals for the medical aid fee, the storm drain enterprise fund, and the landscaping and lighting district. The City Manager said staff will report back to Council on these revenue sources within the next few months.

RESOLUTION NO. 3777 - SCHOOL AREA SAFETY/SCHOOL CROSSING:

The Public Works Director said the Council is being asked to rescind previous resolution (No. 3493) which set forth crossing guard warrants and adopt a new resolution. This action would bring the City under Caltrans standards for crossing guards. The previous resolution established standards based on what the current crossing guard staffing and the funding that was available at that time. He said budget reductions and problems with administration oversight have caused City staff to reassess that policy. He said Caltrans warrants are used throughout the State, and he proposed the City revert back to those standards. This action would leave the City with two crossing guard positions to fund which meet warrants out of the nine crossing guard positions. The City would continue to provide supervision to the two crossing guards that are warranted. After January, 1994, the School District will be asked to pay for the unwarranted positions at that time. At the end of this school year the School District would be assuming the supervision responsibilities for the two warranted positions, and the City would reimburse the School District for the staffing costs.

The City Manager said the FY 1992-93 budget committee recommendations included cutting back on City participation in the crossing guard program. In April 1993 he said the City made a presentation at the School/City 3 x 2 meeting to advise the District of the proposal and the January 1994 implementation date. The School District asked City staff to present this proposal to the various school administrators and Parent Teacher Associations, and the staff made its presentation last July.



Steve Horowitz, Deputy Superintendent for the Woodland School District, said the School Board on October 28, 1993 heard a report regarding the District assuming more responsibility with respect to crossing guards. On November 23, he said, the Board will consider action on how to proceed. He thanked Public Works Director Gary Wegener and Acting Police Chief Russ Smith as well as Traffic Engineering Assistant Don Costa in working with the District staff on the transition. He said the District is considering the issue of student patrol and will be discussing the level of liability. He said the District administration has not yet reached a final recommendation.

Pam Moyer said for the past year she has been walking her daughter to Beamer School and noticed the dedicated service of the crossing guards at the School. She said for the past three and one-half years their jobs have been threatened. She said there is a stop light on Beamer Street near First Street, and the street crossing is particularly dangerous. She commended the crossing guards and said she felt the City should be responsible for the safe crossing of school children. She said it appears the City cannot afford to fund the guards at this time.

The Public Works Director said the two crossing guard positions the City will continue to fund are at Cross and Elm Streets near Dingle School and Matmor Road at Prairie School.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council rescinded Resolution No. 3493 and adopted Resolution No. 3776 regarding City policies pertaining to school area safety and school crossing protection.

#### CITY TELEPHONE SYSTEM UPGRADE ALTERNATIVES:

Finance Director Pete Woodruff described the alternatives available to upgrade the City's telephone system. The alternatives (A, B, C and D) ranged from Alternative A keeping the existing system, upgrading the software in the existing switch and continuing to purchase lines as the need arises, to Alternative D. Alternative D would add a high speed carrier between City Hall and the Municipal Service Center and would add a voice mail system. He said there is no built in capacity for expanded growth in any of the alternatives. He recommended Alternative D.

Council Member Gary Sandy left the meeting at 9:25 p.m. and returned at 9:30 p.m.

The Finance Director responded to questions from Council Member Crescione who was not present at the last Council meeting when the upgrade was discussed.

On motion of Council Member Sandy seconded by Council Member Slaven, and carried by unanimous vote, the City Council approved the upgrade of the City telephone system as contained in Alternative D, with costs not to exceed \$577,768 (total estimate for five-year costs).

COUNTY ROAD 98 SOUNDWALL - SHORT TERM LOAN:

The City Manager said a partnership agreement was previously approved between the City and the County Road 98 property owners regarding the soundwall replacement. All eighteen property owners have signed the agreement, but one property owner, Richard Schuchardt, is not in a financial position to participate. His share is \$2,880.95 for his portion of the cost, and he has exhausted other means to finance the cost. He has asked the City to approve a loan for his portion of the project to be paid back over a three-year period of time at eight percent. Normally, he said, the City would not consider this type of request, but the soundwall is a unique project. He said it is important to complete the project in total. The City has a promissory note and deed of trust to Mr. Schuchardt's property if the City has to collect.

Blaine Juchau, representing the County Road 98 property owners, said eighteen property owners share in the cost of the project, and fifteen owners have already paid for their share. He said Lewis Homes has not yet paid their portion (\$15,000), but the City has paid its portion of \$33,000 toward the soundwall project. One of the property owners will be selling some certificates of deposit to avoid payment penalties and another is working on an equity home loan. The third, Mr. Schuchardt, has the largest portion of the soundwall to pay for, and he has worked with the City Finance Director on a payment schedule.

On motion of Council Member Slaven, seconded by Council Member Crescione and carried by unanimous vote, the City Council approved a \$2,880.95 loan to Richard Schuchardt to participate in the County Road 98 Soundwall Replacement project.

The Finance Director said this loan should be viewed as part of the settlement agreement for abating a nuisance to the community, and not a reflection of an ongoing investment policy for the City. He said the City will not be getting into the business of making loans.

CONSOLIDATION OF MUNICIPAL ELECTION:

City Clerk Jean Winnop said the Council last October approved \$831,000 in cuts to the City's General Fund Budget for 1993-94, and included was a \$9,500 reduction in election expenses. This savings requires the consolidation of the City's election to the June primary. The Clerk said the County Election Department quoted a figure of 85 cents per voter if the City election is held on the June primary election date. She advised that legislation was signed in July of 1993

moving the nomination period for the April 12, 1994 election from January 13 - February 3, 1994 to December 20 - January 14, 1994. She said if the Council desires to change the municipal election date, the Council needs to take action to request the County Board of Supervisors to approve consolidation. She said recently she received word on additional legislation (AB 2196) which moves the primary election date in 1996 from June of 1996 to March 26, 1996. The legislation also outlines dates available for City Council election dates. Since there is some uncertainty about future primary dates, she advised the Council to postpone consolidation action until 1996 or a later date. Since the \$9,500 was an approved budget cut, she wanted the Council to reconsider its previous action.

City Attorney Bob Murphy said if the Council consolidates its primary election to the State primary election date the City election in 1996 will be held on March 26, 1996. He said currently the City has April elections in even-numbered years. The alternatives he said are to go to City elections in March of all odd-numbered years or have elections in June of some years and March of some years. He said AB 2196 sunsets in 1998.

Council Member Flory said he felt it is in the community's best interest to keep the elections as they are in April of even-numbered years.

Dudley Holman he said he would like to hear some community input on arriving at a decision to change election dates.

The City Attorney said he made a very quick analysis of the legislation, and if there is further action he will review the options more thoroughly.

The Council agreed not to consolidate the municipal election with the statewide primary election.

#### FUTURE AGENDA ITEMS:

Council Member Crescione requested an update on the Brown Act (Open Meeting Law) changes. City Attorney Bob Murphy advised he will report back to Council.

The City Manager reminded the Council that in addition to its town hall meeting on November 8, 1993, 7:00 p.m., regarding the General Plan update, there will be a Tuesday evening session on November 9, 1993, 7:00 p.m., to discuss the board and commission appointment process.

#### ADJOURNMENT:

At 9:50 p.m. the meeting was adjourned to November 8, 1993, 7:00 p.m.

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City Clerk of the City of Woodland