

Council Chambers
300 First Street
Woodland, California

May 18, 1993

The Woodland City Council convened a special session at 6:45 p.m. and immediately adjourned to closed session in the Second Floor Conference Room of City Hall to discuss pending litigation. Council Members present at the meeting were: Flory, Sandy and Slaven; absent: Crescione and Rominger. City Manager Kris Kristensen and City Attorney Bob Murphy were 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 7:42 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Vice Mayor Sandy 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: Flory, Sandy, Slaven, Crescione (arrived later in meeting)

COUNCIL MEMBERS ABSENT: Rominger

STAFF PRESENT: Kristensen, Ruggiero, McDuffee, Murphy, Wegener, Moutinho, O'Toole, Barry, Woodruff, McDonell, Bach, Quinn, Ostebo

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:45 p.m. until 7:35 p.m. pursuant to Government Code Section 54956.9(a) regarding the case of Delta Excavating, Inc. v. City of Woodland, Government Code Section 54956.9(b) regarding significant exposure to litigation and Section 54956.9(c) regarding the initiation of litigation. He said no Council action was taken at the meeting.

MINUTES:

On motion of Council Member Flory, seconded Council Member Slaven and carried

by unanimous vote, the City Council approved the minutes of the regular Council meeting of February 16, 1993, as prepared.

COMMUNICATIONS:

1. From the Government Finance Officers Association a letter was received advising that City Controller Rosemary Abrahams has received an Award of Financial Reporting Achievement for FY 1991-92. No Council action was necessary.

2. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine license for Jasper's Giant Hamburgers, 1264 E. Gibson Road, Woodland. This application was for a new license for Jasper's, and Police Lieutenant Del Hanson had indicated that the Police Department had no problem with the issuance of the license. No City Council action was necessary.

3. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale general alcoholic beverage license for Corkwood Lounge, 154 W. Main Street, Woodland. This application was for a stock transfer, and Police Lieutenant Del Hanson advised that the Police Department had no concerns with the issuance of this license. No Council action was necessary.

4. From Buzz Oates Enterprises II a letter was received reaffirming its support of the formation of the Beamer-Kentucky Assessment District and requesting exemption from any moratorium on development in the area. No Council action was taken.

5. From the City of West Sacramento a letter was received inviting Council to attend an annual joint meeting of Yolo County cities in West Sacramento on Thursday, June 24, 1993. No Council action was taken.

COMMITTEE REPORTS:

1. From Chief of Police Bob McDonell a report was received transmitting the minutes of the Yolo County Communications Emergency Services Agency meeting of March 24, 1993. No Council action was necessary.

2. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Traffic Safety Committee meeting of May 3, 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 May 6, 1993, as follows:

- (a) Commission endorsed in concept a proposed General Plan Amendment that would facilitate development of quasi-public uses in the areas between the City limits and the outer limits of the Woodland General

Plan Area. Commission referred the proposed amendments to the Yolo County Board of Supervisors. If the Board of Supervisors approves the request, the item would return to the City Planning Commission and City Council for further action.

- (b) Commission recommended approval to the City Council of an amendment to the Circulation Element of the General Plan concerning bicycles. Commission also recommended that the City Council adopt the Bikeway Master Plan. A public hearing will be set at a later date in order to group several General Plan Amendments together.
- (c) Commission approved Tentative Parcel Map No. 4084 for the property at the southwest corner of East Gum Avenue and County Road 101. This map divides a 1.12 acre parcel into 6 lots. The existing historic home at the corner of East Gum and County Road 101 will remain. The Commission also approved a variance and certified an NDEIR on this matter.
- (d) Commission recommended approval to the City Council of the Downtown Specific Plan and also certified an NDEIR on this item.

No Council action was necessary.

4. From the Director of Public Works a report was received transmitting the minutes of the Tree Commission meeting of May 10, 1993. No Council action was necessary.

5. From City Manager Kris Kristensen a report was received summarizing topics discussed at the County/City 2 x 2 meeting of May 12, 1993. No Council action was necessary.

6. From the City Manager a report was received summarizing the highlights from the discussion at the Chamber/City 2 x 2 meeting of May 12, 1993. No Council action was necessary.

PUBLIC COMMENT:

Vice Mayor Sandy thanked Burke Lucy and Steve Borchard for serving as camera operators for this meeting.

PRESENTATIONS - 1993 HISTORIC PRESERVATION AWARDS:

David Wilkinson, Chairman of the Historical Preservation Commission announced that the following awards will be given to individuals and groups in recognition of their outstanding restorations: (1) Bob and Joe Johnson and Karl Fisher for their rehabilitation

of an historic downtown building at 427-431 Main Street (Roth Building); (2) Walter Cotter for the Victorian home restoration-adaptive reuse of the All-Co. Drainage and Building Products, Inc. facility at 1350 East Beamer Street; (3) Jack Hamlin for the Victorian home restoration-adaptive reuse of the offices of Woodland Christian School at 1616 West Street; and (4) Peter Homes for the facade improvements and renovation of office lease space at 521 Main Street.

Vice Mayor Sandy presented certificates to the recipients.

HEARING - DRAFT DOWNTOWN SPECIFIC PLAN:

Vice Mayor Sandy announced that the first public hearing scheduled is to consider adoption of the Draft Downtown Specific Plan.

Community Development Director Janet Ruggiero said that in May of 1991 the City hired the consultant, Michael Black and Associates, to prepare a Downtown Specific Plan, and at that time the Council appointed a Citizens' Steering Committee to guide the preparation of the Downtown Specific Plan. The Committee met from May 1991 to October 1992 on the development of the Plan, and in early 1993 the Traffic Safety Commission, Historic Preservation Commission and Redevelopment Citizens Advisory Committee reviewed the Plan. She said the Planning Commission held a series of hearings on the Plan, and based on the comments made by the Commissions and committees, City departments, and the public a revised Specific Plan was prepared and is now before the Council.

Associate Planner Colleen McDuffee outlined the key points to the Plan. With regard to land use she said that the entire Specific Plan area will be rezoned to a new Downtown Zone which will be composed of five areas, A through E. Area A is the Court Street corridor and is primarily seen as the location of additional City and County governmental buildings, an administrative center. In the original draft Plan this area called for the new police station to be located in Area A and specifically called for the location at the corner of Court and College Street. One of the changes in the revised Plan is that the reference to the police station has been removed. Instead criteria has been developed to guide the location of future office buildings, but the specific references to the police station are no longer in the Plan. Area B is primarily the Main Street corridor and also goes out to North Street and will be primarily the entertainment area of the City. Area B, designated as the "night spot" area of the downtown, is in conflict with the City's existing alcoholic beverage ordinance. She said the proposal is to amend the alcoholic beverage ordinance to state that uses that serve alcoholic beverages can be located within 500 feet of one another. Area C is a transition area from the residential areas and includes criteria that makes all non-residential uses in Area C comply with the transition overlay zone. Area D near Main and East Streets calls for a garden office type of area and is also the site for the railroad museum. Area E is south of Lincoln Avenue and calls for a mix of commercial and residential/planned unit development uses with commercial uses from Sixth Street to the railroad tracks, and Sixth Street west would be residential that would transition to the adjacent neighborhoods to the west. Ms. McDuffee said the land

use matrix of the Plan has been revised to be more consistent with the matrix in the City's existing ordinance. She then explained the new Zoning Administrator permit process which will take less time and cost less than the use permit process. She said there are three maps to the Plan, and one deals specifically with historic resources which the Historic Preservation Commission spent some time revising. Another item added by the Commission was the restoration of the Freeman Park home, the original home of Mr. Freeman who was the founder of Woodland. A major point of the Plan is that it calls for the eventual conversion of Court Street and Lincoln Avenue to a one-way couplet system, particularly how the terminus points of the one-way couplet system would work and more detailed cost estimates. She said the study should be done now so that actions taken in the interim will be consistent with the goal of going to one-way streets in the future. Before the one-way street system can be implemented the downtown economy must be revitalized and strengthened. Parking is a main focus of the Plan, and a number of new parking structures are proposed. The Plan also calls for diagonal parking on the north side of Main Street. The City will need to determine the financing mechanisms to be used to fund the new parking facilities. Finally, she said there is a design segment which makes the Downtown the first section of the City to have design standards.

Vice Mayor Sandy opened the public hearing.

Warren Meyer, 531 First Street, voiced his opposition to the one-way street portion of the Plan and the diagonal parking on Main Street. Ed Shelley, President of the Downtowners, said the Downtown is growing well now, and the Plan is needed to keep that growth process. Tom Stallard, Chairman of the Downtown Specific Plan Committee, said the Plan is better because of the input of the various commissions which reviewed the Plan. Gene Stille, 309 Casa Linda Drive, Woodland (owner of Nugget Market, 157 Main Street), said he is strongly opposed to the proposed two-lane one-way traffic grid for Court Street because of his store and has reservations about making Lincoln Avenue one-way. Dudley Holman, 11 Casa Linda Drive, questioned the cost and said that issue needs to be addressed as well as the sources of funds to be used for the improvements. He said with regard to the location of the Police Station there was more concern from the Specific Plan Committee regarding cost.

Council Member Crescione arrived at the meeting at 8:35 p.m. but did not come to the dais.

Mr. Holman said additional parking is needed in the downtown but a long range financing plan should be in place first. He also said the property owners in the downtown should realize they need to make a contribution for parking facilities. He said he supports the idea of one-way streets but only when it becomes absolutely necessary.

Community Development Director Janet Ruggiero pointed out that in regard to the conditional use permit for quasi and public uses in the land use section of the Plan the intent is that there will be additional flexibility. Without such uses listed in the Plan the uses would be precluded from going into those areas. She said the Committee felt that

by including them as uses requiring a conditional use permit the Council will have the flexibility to look at the uses. She said if the City decides to locate any public facility there will be an environmental review process which is much longer than just going through the conditional use permit process.

There were no further comments. Vice Mayor Sandy said since only three Council Members are present the hearing will be continued to a future date. He suggested holding a workshop to discuss the Plan further.

The City Manager said he would poll the Council to try to get a date for the study session.

Council thanked the Downtown Specific Plan Committee for its efforts and thanked members of the audience for their input.

Council Member Crescione came to the dais at 8:49 p.m.

HEARING - BEAMER-KENTUCKY ASSESSMENT DISTRICT:

Vice Mayor Sandy said the second public hearing scheduled is a continued public hearing on the proposed formation of the Beamer-Kentucky Assessment District.

Public Works Director Gary Wegener said staff has completed its review, as directed by Council at its May 4 meeting, of alternatives of the Assessment District. He said staff also completed its response to Payless. The alternatives, which gave staff some major concern, he said, included a building moratorium and special development fees and/or enforcement of existing property development agreements. He said staff felt the City would end up with a greater cost overall both to the property owners and to the City and end up with a lessor product that would take much longer to put in place.

City Attorney Bob Murphy said existing property development agreements involve approximately 364 of the 498 acres in the district, and the agreements which have been prepared over a number of years come in a variety of forms. A significant number of the agreements place on land owners in return for the development approvals which they already received the unconditional obligation to put in certain additional infrastructure. He said a significant number of agreements are enforceable and have not been complied with. The City Council, if it desires, has the right to enforce those irrespective of the assessment district.

Vice Mayor Sandy opened the public hearing.

David Young, attorney representing Cotter and Company, said he presented a letter to Council earlier today regarding one alternative. He said to avoid the heavy cost of the bond issue itself and district costs the City could pay for the cost of the improvements the City sees as necessary with reimbursements coming when

development or upgrading occurs.

Responding to Mr. Young's comments the Public Works Director said a \$1,250,000 deferral is made up of land acquisition costs of \$110,000, appraisal costs of \$10,000, bond expenses and deferral of reimbursements for the County Road 101 and Kentucky Avenue intersection work, reimbursements to Woodland Venture of 54 and Biomass for the improvements on Kentucky Avenue. He said at first glance it appears these are costs that the City is obligated to pay and would not be deferrable. He said another question is whether the City could or should fund the balance of the work and recoup as development occurs. He said the City would be incurring the same carrying costs and would not recoup the City's money, if in fact the City could recoup all of it, until after the property is developed. He said this alternative would require the property owners to finance the improvements upon development for a one-time cost instead of spreading the financing over a 20-year period with the assessment district.

Chris Sloan, property administrator for Payless, said they still have not yet received the final cost figures in response to their earlier letter. The Public Works Director said that letter will be completed tomorrow.

Michael Benton, representing Fred Duchi and Associates and lessee Siskiyou Forrest Products, said the City and property owners are miles apart in terms of what is needed in the district. He said the proposed assessments are not reasonable, and he said he felt a building moratorium is inappropriate because it creates a bad relationship between the property owners and the City.

The City Attorney pointed out that earlier it was stated that some of these requirements require infrastructure to City standards and not what the City might reasonably determine. He said the reasonability went to the timeliness of the improvements.

After further comments the Council directed staff to reopen discussions with the property owners in the Beamer-Kentucky Assessment District and research enforcement of existing agreements with property owners and report back to Council at the June 1, 1993, Council meeting with options for Council.

The Public Works Director pointed out that the Council will need to make a decision soon with Teichert Construction's bid good until the latter part of June. He said a decision should be made on June 1 to allow time to properly award the construction contract.

HEARING - PARKS AND RECREATION FEES:

Vice Mayor Sandy said the third public hearing is to consider amending the Comprehensive Fee Schedule regarding parks and recreation fees.

Parks and Recreation Director Tim Barry said the Parks and Recreation Commission at its April 21, 1993 meeting recommended several fee changes to Council. Since that time the Commission received input that a new fee should be established for the alcoholic beverage use permits as part of the newly established ordinance which regulates use and possession of alcoholic beverages in City parks. He said the Commission would like to discuss this topic at its May 19 meeting and come to Council with a recommendation on June 1.

Vice Mayor Sandy opened the public hearing, and there being no comments the hearing was continued to June 1, 1993.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Vice Mayor Sandy temporarily adjourned the meeting of the Council at 9:16 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 10:23 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

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

EMPLOYEE ASSISTANCE PROGRAM:

The City Council authorized the City Manager to enter into an agreement for Employee Assistance Program Services at no additional cost to the City of Woodland. The EAP provider is Psychological Resource Associates (PRA) of Davis.

BID AWARD FOR POLICE INTERACTIVE VIDEO EQUIPMENT:

The City Council awarded the bid for an interactive video display (IVD) computer system to T & D Computer of Woodland in the amount of \$4,751.18. Once the paid invoice is received by Peace Officers' Standards Training (P.O.S.T.), full reimbursement will be paid by P.O.S.T. within four weeks.

1993-94 APPROPRIATIONS LIMIT FACTORS:

The City Council selected the change in California per capita personal income and change in County population as the adjustment factors for calculating the 1993-94 Appropriations Limit.

THIRD QUARTER FINANCIAL REPORT FOR FY 1992-93:

The City Council received the third quarter financial status report for Fiscal Year 1992-93.

COMPLETION OF CITY HALL REROOFING:

The City Council accepted the City Hall reroof project, Project No. 92-01R, as complete by Sacramento Roofing Company; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to execute the notice of completion.

COMPLETION OF EAST BEAMER STREET SEWER MAIN REPLACEMENT:

The City Council accepted the East Beamer Street Sewer Main Replacement and Storm Drain Improvements Project, Project No. 91-12, as complete by Delta Excavating, Inc.; directed the City Clerk to file a notice of completion; authorized the Mayor and City Manager to execute the notice of completion; and authorized an additional \$47,814.25 for the final closeout of the construction contract.

ALLOCATION FOR 1993 JULY 4TH

The City Council authorized the expenditure of \$5,000 (from the City Council's 1992-93 Budget) to help cover the cost of the fireworks display for the 4th of July celebration in 1993.

RESOLUTION NO. 3730 - STRENG POND LANDSCAPING MAINTENANCE DISTRICT:

The City Council approved the Annual Report for the Stren Pond Landscaping Maintenance District, pursuant to the Landscaping and Lighting Act of 1972, and adopted Resolution No. 3730 calling for a public hearing on July 6, 1993, on the proposed levy for Fiscal Year 1993-94.

SUPPORT FOR AB 739 (BIOTECH DEVELOPMENT PERMIT PROCESSING):

The City Council authorized the Mayor to send a letter of support for Assembly Bill 739 regarding biotech development permit processing. The bill encourages cities and counties to expedite their permit process for new biotechnology plant construction. Biotech firms and local agencies will be eligible for low interest State loans if the construction permits can be acted on within 90 days.

RESOLUTION NO. 3731 - OPPOSING CUTS IN LOCAL FUNDS:

The City Council adopted Resolution No. 3731 opposing proposed cuts in local funds by the State Legislature. The Resolution urges the Governor and the State Legislature to "refrain from raiding local funds in an effort to bridge the State budgetary gap in the short term and calls upon legislators to develop responsible long term fiscal and constitutional reforms to address these financial problems."

REGULAR CALENDAR:

LETTER OF SUPPORT TO KEEP MCCLELLAN AIR FORCE BASE OPEN:

Senior Planner Tim Bach reported that Council was previously sent a report on the impact of the proposed closure of McClellan Air Force Base. He said that McClellan's annual payroll is \$548 million; McClellan's national economic impact is more than \$2 billion; McClellan's Sacramento economic impact is more than \$1.5 billion; McClellan's annual procurement awards \$820 million in contracts; and 80,000 retired persons make use of McClellan services. McClellan is located 25 miles from Woodland, and unofficial estimates are that more than 200 residents of Woodland work at the base. He also reported an estimate that unemployment within a 50-mile radius of McClellan will soar to 14 to 15 percent. He submitted a draft letter to the Chairman of the Base Closure and Realignment Commission in support of keeping the base open.

Vice Chair Sandy said he supported the letter but requested an amendment to state the City's reason for opposition to the proposed closure. He said with 200 Woodlanders working at McClellan the Council is concerned. He said our reason for opposition is the broader disproportionate impact on the State of California.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved the letter of support to keep McClellan Air Force Base open with the revision proposed by Vice Mayor Sandy.

PURCHASE OF AIR COMPRESSOR FOR PUBLIC WORKS MAINTENANCE TRUCK:

Director of Public Works Gary Wegener reported that on February 2, 1993, Council authorized the purchase of a replacement patch truck for the Street Division of the Public Works Department, but due to high prices the staff deleted an on board air compressor to keep within the budgeted amount. He said the truck is currently in the central valley being assembled, and the City could save \$1,500 if the City proceeds with the addition of the air compressor at this time. He said there are funds within the Street Division budget to use for this equipment.

Council Member Flory said he supported the addition of the air compressor when the Council first approved the bid award, and he preferred not to piecemeal

with this addition of the compressor at a later date.

On motion of Council Member Slaven, seconded by Council Member Crescione and carried by unanimous vote, the City Council authorized the addition of an on-board air compressor to the purchase order for the new patch truck.

RESOLUTION NO. 3732 - STATE TAX AND REVENUE ANTICIPATION NOTES
(TRANS) POOL:

Finance Director Peter Woodruff requested Council approval of a resolution to join a pool of State-wide cities and other governmental entities that are trying to maximize revenues through a mechanism known as TRANS (Tax and Revenue Anticipation Notes). He said under this pool the City borrows money at a very low rate of interest, invests the money and pays it back. The investment earnings are higher than what it costs to borrow the money, so the City gains interest income from the process. He said in the early 1980's the City took part in this program but stopped because the margin of profit dwindled. He said if this program is successful the City might participate in the program on an annual basis.

GENERAL PLAN DEVELOPMENT PROCESS:

The Community Development Director outlined plans for receiving citizen participation in the General Plan update process. She said the newspapers will be used to receive wide publicity on the public hearings regarding the update. The sessions will be televised whenever possible on cable television; audio tapes will be available; a cable television program will be sponsored to talk about the various issues of the General Plan update. A notice will be used through the Neighborhood Watch newsletter which is published quarterly reaching approximately 2,500 households. Also, she said, staff intends to spend approximately \$300 to set up a booth at the Yolo County Fair to answer questions and give out information to fairgoers. Tables will be set up at the County Fair Mall and Heritage Plaza to talk about the General Plan update.

Senior Planner Tim Bach said staff is operating under the premise that the General Plan update is to be driven by the Council instead of staff, and the program outlined will require participation by the Council and the Planning Commission as well as the public in general. He said Sonic Cable has agreed to do some video taping for the City and will give the City advice on how to video tape. He said an introductory program is proposed that focuses on the General Plan process and the issues and constraints of preparing the General Plan. The introductory program will be followed by a series of nine weekly talk show format programs on specific topics, including vision, ag preservation and resource management, housing needs, future of downtown, transportation and air quality, recreation, historic preservation, economic development, and education. For each 20 to 30 minute program there will be a moderator, two speakers and two or three

people on the telephone. He said if the Council approves the citizen participation proposals for the update, the cable television aspect should be referred to the Cable TV Committee for preparation of some final ideas and assignment of speakers and moderators.

Vice Mayor Sandy said he would like to see open space included as a topic and would like to see consideration be given to how the City finances itself and relate that to growth. He also said there should be some attention given to the concept of citizen participation itself, the need for citizens to take part and to be educated, and the impact of the General Plan on their community.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the proposed citizen participation and public information process and referred the cable television program organization to the Cable TV Committee for the preparation of specific recommendations.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE:

Assistant City Manager Kristine O'Toole said Council Member Crescione requested an update regarding City activities for bringing the City into compliance with the Americans with Disabilities Act (ADA). She said the Act itself has three components: accessibility to employment, accessibility to government services, and program services. With regard to accessibility to employment, she said, the City Human Resources Department has been actively involved in identifying essential job functions and positions as they become vacant and looks at accommodating staff members who become disabled. Human Resources also works with supervisors to place disabled individuals. With regard to access to government services she said the City conducted a comprehensive review of all its facilities in 1984. As facilities are remodelled they are brought into the strictest Building Code requirements in effect at the time relative to accessibility. In regard to program services outreach efforts are made through advertisement to local organizations and institutions which serve disabled clientele. Annually the City allocates \$90,000 to provide transportation services to the disabled community of Woodland. Interpreters are available through the Police Department for the deaf, and the City can utilize State services to relay calls that may come from deaf individuals. She said during the week of May 3 Housing and Urban Development (HUD) Department conducted an audit of the City's policies and practices on ADA, and a report on HUD's findings will be received within 45 days.

RESOLUTION NO. 3733 - NORTH PARK LANDSCAPE/LIGHTING DISTRICT:

Finance Director Peter Woodruff briefed the Council on the proposed formation of the North Park landscape/lighting district which will be the second such district in the City. All of the property within this district is owned by one

company, Stanley M. Davis Company. The district is located north of Kentucky Avenue between County Road 98 and Ashley Avenue and includes construction of noise walls, a drainage pond, and greenbelt. The district is being formed by the authority of the Landscaping and Lighting Act of 1972. The property owner has signed a statement waiving the public hearing that is normally a necessary step in the district formation process. The assessment for FY 1993-94 is \$86.00 per parcel.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council adopted Resolution No. 3733 allowing the formation of the North Park Lighting and Landscaping District and adopting the levy for Fiscal Year 1993-94 as contained in the Engineer's Report.

ADJOURNMENT:

At 10:55 p.m. the meeting was adjourned to May 25, 1993, at 7:00 p.m.

City Clerk of the City of Woodland