

Council Chambers
300 First Street
Woodland, California

March 2, 1993

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, Murphy, Wegener, Martino, O'Toole, Carter, McDonell, Hanson, Suhr, DeWeerd, Horgan, Mancilla

MINUTES:

On motion of Council Member Sandy, seconded Council Member Flory and carried by unanimous vote (Council Member Crescione abstained), the City Council approved the minutes of the regular Council meeting of December 1, 1992, as prepared.

On motion of Council Member Sandy, seconded Council Member Flory and carried by unanimous vote, the City Council approved the minutes of the adjourned Council meeting of January 26, 1993, as prepared.

COMMUNICATIONS:

1. From the State Department of Alcoholic Beverage Control (ABC) a copy of an application was received for an on sale beer and wine (eating place) license for The Krellenworks, 722 Main Street (formerly Evans Furniture), Woodland. Council received proposed conditions which Police Lieutenant Hansen had forwarded to ABC. One of his primary concerns was that sales, service and consumption of alcoholic beverages be permitted only between 10:00 a.m and 12:00 midnight.

2. From Pacific Gas and Electric Company a notice was received regarding its application filed with the Public Utilities Commission for authority to revise gas rates and tariffs effective September 1, 1993. No Council action was necessary.

3. From Robert and Marilee Meline a letter was received protesting formation of the Beamer-Kentucky Assessment District. Council was advised that it will be holding

hearings to consider formation of the District on March 16 and April 6, 1993, and the Melines as well as other property owners have received notification.

4. From Blaine Charles Juchau, Attorney at Law, a letter was received stating that he is representing a group of homeowners along County Road 98 and is requesting to be heard by the Council regarding the soundwall. This matter had been set for discussion at the March 16 Council meeting.

5. From the Yolo County Board of Realtors a letter was received requesting to participate in the City's General Plan update process. They asked that a response be directed to their representative Don Sharp, and the Community Development Director prepared a response.

6. From Mayor Elaine Rominger a report was received regarding the January 22, 1993 Sacramento Valley Division of the League of California Cities meeting. No Council action was necessary.

7. From Ann Pearson Franke a letter was received expressing opposition to the proposed relocation of the Yolo County Fairgrounds and the proposed construction of an amphitheater and speedway. No Council action was taken.

8. From Director of Public Works Gary Wegener a memo was received responding to a request from Council Member Jack Slaven to review the feasibility of reusing components from the East Street signal south of Gibson Road for the Cottonwood and Cross Street traffic signal project. The memo indicated that the proposal has definite merit with a net savings of \$4,000 by reusing the controller and cabinet from the East Street signal. The Public Works Director stated in his memo that a review of the traffic counts at the East Street signal will be conducted over the next two months to see if the signal no longer meets warrant requirements.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report as received transmitting the minutes of the Library Board meeting of January 11, 1993. No Council action was necessary.

2. From City Manager Kris Kristensen a report was received transmitting minutes of the Yolo County Transit Authority Board meetings of January 27 and February 17, 1993. No Council action was necessary.

3. From Parks and Recreation Director John Suhr a report was received summarizing action taken at the Child Care Commission meeting of February 3, 1993. No Council action was necessary.

4. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historic Preservation Commission meeting of February 9, 1993. No Council action was necessary.

5. From the City Manager a report was received summarizing topics discussed at the County Water Group meeting of February 11, 1993. No Council action was necessary.

6. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the Community Based Organization (CBO) Committee meeting of February 11, 1993. No Council action was necessary.

7. From the City Manager a report was received summarizing topics discussed at the County/City 2 x 2 meeting of February 17, 1993.

Vice Mayor Sandy noted that the report indicates that there will be additional parking allowances (20 County vehicles off street) on the Library block for the County's proposed court consolidation. He said he has had a concern that many Library parking spaces are taken up by County employees during the day.

The City Manager said the Library block is designed so that two-hour parking discourages County employee parking. He said the unpaved portion is not heavily used, and the City anticipates the additional parking to occur there. He said he has been in contact with the Library Services Director, and he felt that both sides can be accommodated.

8. From the Parks and Recreation Director a report was received summarizing action taken at the Park and Recreation Commission meeting of February 17, 1993. No Council action was necessary.

9. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of February 18, 1993, as follows:

- (a) Commission adopted a resolution setting a public hearing to consider amending the General Plan Urban Development Policy to facilitate the development of quasi public uses outside of the City limits and within or close to the Urban Limit Line.
- (b) Commission received a report on the Yolo County Water plan from the Public Works Department.
- (c) Commission held a public hearing on the Downtown Specific Plan and set a special meeting to discuss the Specific Plan on March 9, 1993.
- (d) Commission discussed alternative zoning for the Armfield area and agreed to send out a bilingual survey to the residents and property owners and to hold another meeting on the topic.

PUBLIC COMMENT:

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

The Mayor then reported that a letter was received from the neighbors near County Fair Mall concerning speed bumps, delivery hours, noise, etc.

The Community Development Director said her staff contacted the Mall manager regarding the letter, and staff will look at the situation and discuss the installation of the speed bumps because there was speeding occurring along the noise wall where the speed bumps are. She said her staff suggested the Mall representatives hold a meeting with the neighbors and address alternative suggestions. She said she will report back to the Council on the status of that meeting.

HEARING - ALCOHOLIC BEVERAGES IN PARKS:

Mayor Rominger announced that this time was set for a continued hearing to consider an ordinance to restrict alcoholic beverage consumption in neighborhood, community and greenbelt parks.

Parks and Recreation Director John Suhr reported that the Parks and Recreation Commission held a second public study session to hear additional comments on the proposed ordinance. He said a petition was presented in support of the proposed ordinance, and the Commission at the meeting suggested a change to require one business day to process a permit for the consumption of alcoholic beverages in the parks prior to the event instead of a five-day period as originally proposed. He also noted that Section 15-29 of the ordinance shall specify "in or about any youth sports/ recreation field and bleacher adjacent to such youth sports/ recreation field, and in or about any playground area of any park or recreation area maintained by the City." Previously the ordinance specified only youth baseball fields.

Mayor Rominger opened the public hearing.

The following persons spoke in support of the ordinance: Jack Sweet, 170 Schuler Ranch Drive, Woodland; Police Chief Bob McDonell; Oscar Pacheco, 26 W. Hays Street, Woodland; Nello Agostini, 505 Cross Street, Woodland; Delbert Zeiger, 1610 Edwin Avenue, Woodland; Bill Glazier, 805 West Cross Street, Woodland; Kory Parker, 762 Daniels Street, Woodland; Ken Trott, 617 Cross Street, Woodland; Karen McManus, Parks and Recreation Commissioner; and Joe Gonzales, neighborhood watch block captain near Freeman Park.

Council also received a letter from Mrs. J. Casanega, Principal of Zamora Elementary School, urging the Council to adopt the ordinance.

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

Ordinance No. 1231:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1231, "An Ordinance of the City of Woodland Regulating the Consumption of Alcohol and the Possession of Containers Containing Alcohol in City Parks and Recreation Areas."

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 8:42 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

Council took a recess from 8:42 p.m. until 8:55 p.m.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Flory asked that the issue of the Volkl property storm drainage pond study be removed from the Consent Calendar.

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:

FINAL 1992-93 OPERATIONS AND MAINTENANCE BUDGET:

The City Council adopted the final Fiscal Year 1992-93 Operations and Maintenance Budget (including \$15,539,600 in General Fund revenues and \$15,806,095 in General Fund expenditures).

AWARD BID FOR CITY PARK STORAGE BUILDING:

The City Council awarded the bid for the rebuilding of the recreation storage shed at City Park to Ted Bivert Construction of Knights Landing, California, in the amount of \$17,006.00.

BID CALL FOR CITY HALL EMERGENCY GENERATOR TRANSFER SWITCH:

The City Council authorize staff to obtain bids for replacement of a City Hall emergency generator transfer switch.

VEHICLE PURCHASES:

The City Council authorized the purchase of new City vehicles from State of California, Office of procurement: two 7-passenger mini vans, Ford Aerostar, \$14,282 for total of \$28,568; two 3/4 ton pickup trucks, Dodge, \$12,948.36 for a total of \$25,896.72; two one-ton capacity cab and chassis, Dodge D350, \$13,787.92 for a total of \$27,575.84; and two one-half ton pickup trucks, GMC C1500, \$11,671.85 for a total of \$23,343.70. The purchases will be funded from the Vehicle Replacement Fund for FY 1992-93.

BID CALL FOR REPLACEMENT OF CITY HALL HEATING/AIR CONDITIONING UNITS:

The City Council authorized staff to obtain bids for the replacement of a City Hall heating/air conditioning unit.

REGULAR CALENDAR:VOLKL PROPERTY STORM DRAINAGE POND STUDY:

Council Member Flory asked if the City will recoup any cost for the Volkl property storm drainage pond study.

The City Manager said that the City will not recover the cost and said it is an expense that will be funded from storm drainage development fees. He said the City has the responsibility to design the structure.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council approved retaining Laugenour and Meikle Civil Engineers, Woodland, to complete a predesign study of a storm drainage detention pond and authorized the Public Works Director to negotiate and execute the contract at a cost not to exceed \$18,750.00.

UPDATED HOUSING ELEMENT OF GENERAL PLAN:

Senior Planner Howard Nies reported that Council continued consideration of the proposed General Plan amendment from the February 16 meeting to allow additional time to review the updated Housing Element.

Council Member Crescione reported that he was not present at the February

16, 1993 Council meeting, but he viewed the video tape of that meeting. The Community Development Director then responded to several questions from Council Member Crescione.

Council Member Slaven thanked other members of the Council for the additional time to review the material, and said he was prepared at this time to take action.

Resolution No. 3713:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3713, "Amending the Housing Element of the General Plan, the Land Use Element and the Southeast Area Specific Plan to Designate the Southeast Corner of County Road 101 and East Main Street as Central Commercial with text changes."

Ordinance No. 1232:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1232, "An Ordinance Amending the Zoning Map of the City of Woodland Rezoning Eight (8) Acres at the Southeast Corner of County Road 101 and East Main Street" to C-2/PD General Commercial with a Planned Development Overlay.

ACQUISITION OF 222 COURT STREET PROPERTY:

Parks and Recreation Director John Suhr reported that Dr. Skip Davies, Parks and Recreation Commission member, has agreed to oversee any improvements necessary after acquiring property at 222 Court Street for Park and Recreation Department offices just as he did with the Community Swim Center auxiliary building project.

The City Manager said the sale of the existing Diamond Lumber building at 1022 Main Street would make the acquisition of the 222 Court Street site a cleaner purchase to avoid the interest payment.

Dr. Davies said another option might be to refinance for a shorter or longer period of time, and the Commission is asking for Council authorization to allow the City Manager to explore those options.

Council Member Sandy said he is very concerned about the notion that the City might sell the Diamond Lumber building at a loss. The City Manager said the City purchased that property at a peak market period, and there have been many

fluctuations in the market since then. He said he is hoping the Blue Shield agreement will be completed which will make the Diamond property that much more valuable.

Council Member Slaven asked about the possibility of renting out the Diamond Lumber building. The City Manager said he is conflicted with the possibility of renting the Diamond Lumber building at the same time as actively trying to sell the property.

Council Member Crescione said he favored a one-year lease of the Diamond building. The City Manager said staff could explore one-year lease options, but he said the City is not geared up to be in the property management business.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the City Manager to negotiate for the acquisition of the property located at 222 Court Street for the City's Parks and Recreation Department Offices.

DUBACH BALLPARK CONCESSION STAND:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council awarded the bid for the operation of the Dubach Food Concession to Jose and Isabel Elizondo and Terry Simmons. The contract is for a three-year period providing monthly rent to the City of \$850.

ALTERNATIVES FOR CITY PROPERTY AT 340 W. KENTUCKY AVENUE:

Assistant City Manager Kristine O'Toole said last year the Council purchased one-acre at the corner of Ashley Avenue and Kentucky Avenue to make necessary street improvements, including widening and traffic signal improvements for safety purposes. The City has a vacant lot in this vicinity, and she said staff is asking for Council direction on the disposition of the property. She said the Council has three alternatives. The parcel could be utilized as a future fire station since it is projected that in the next 10 to 20 years the City will need a station at that site, and in the interim the parcel could be established as a temporary greenbelt. Another option would be to utilize the site as a permanent greenbelt and could be tied into other greenbelts in the area. The third option is to offer the parcel for sale, and if Council desires that option the parcel would have to be declared as surplus and offered for sale to the Housing Authority for development of housing. If the Housing Authority is not interested, the sale could be opened up for bid.

The City Manager said in a minimum of ten years the City would need another fire station.

Council Member Crescione said he favored holding onto the property at 340

W. Kentucky Avenue and designating it for use by the Fire Department, and then this option could be reevaluated every five or six years. Other Council Members agreed.

RESOLUTION NO. 3714 - EXTEND BUILDING DIVISION SURCHARGE TO PURCHASE COMPUTER:

The Community Development Director reported that the Council approved the Central Permits Building Division Program purchase about two years ago in the amount of \$12,500. At that time Council approved a 1 1/2 percent surcharge on all building permits to cover the cost of the program, training, installation, and hardware. To date a total of \$10,834 has been collected toward the purchase. She said recently the Central Permits terminal has failed and needs to be replaced. She requested authorization to purchase a personal computer for the Building Division and extend the surcharge to cover the cost of the computer.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3714 allowing for the extension of the 1 1/2 percent surcharge on all building permits until the total repayment of \$15,000 is reached, and approved the purchase of an additional personal computer for the Building Division as a replacement for the broken Central Permits terminal.

PUBLIC EMPLOYEES' RETIREMENT SYSTEM CONTRACT AMENDMENT:

The Assistant City Manager reported that two City employees have indicated a desire to retire early if the City were to purchase two years of service credit for them. In each case the offers were made and accepted based on the fact that the City can realize a substantial savings with the early retirements. The first involves the City's Parks and Recreation Director John Suhr who had initially indicated a September 1994 retirement, but he is willing to retire in April of 1993 if the City is willing to purchase two years of service time at a net savings of \$64,000. The compensation savings totals \$85,000 for the seventeen month period, and the cost of purchasing the service time would be approximately \$21,000. The second case is Police Officer David Althausen. The Police Department intends to reorganize and replace his position with a lesser paying position of Community Service Officer, and it will take 1.2 years to recoup the cost of service credit. The cost of purchasing the two years of service time would be approximately \$25,000, and thereafter there would be annual savings. She said this option is being offered to other employees where there is potential savings to the City. For these two cases she recommended starting the process for a Public Employees' Retirement contract amendment.

The City Manager pointed out that the Council used this same method of providing an early retirement for a Police Lieutenant last fall. Responding to a

question from Mayor Rominger, he said the City does not plan to refill the Deputy Parks and Recreation Director position until such time as the amount of money necessary to offset the cost of purchasing the two years of credit is paid off. He estimated that to take about five or six months. After that he said he will look at the State budget to see if the City can fill that position. He said the Park and Recreation Director position is vacant and is fully funded.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved the amendment in concept of the City's contract with the Public Employees' Retirement System to purchase two additional years of service credit for the early retirements of Park and Recreation Director John Suhr and Police Officer David Althausen. The City Manager said formal action on approving the contract amendments will come back to Council at a later date.

CHILD CARE COMMISSION/PERSONNEL BOARD APPOINTMENTS:

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous vote, the City Council appointed Tania Garcia and Kathleen Levings to the Child Care Commission for terms ending December 31, 1996, and December 31, 1994, respectively; and appointed Leslie Marcus to the Personnel Board for a term ending December 31, 1996.

FUTURE AGENDA ITEMS:

Council Member Flory asked for a future agenda topic regarding the availability of the Woodland Shopping Center for City office space.

ORDINANCE NO. 1228 - BUSINESS LICENSES:

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1228, "An Ordinance of the City of Woodland Making Changes to Article I Chapter 13 (Business Licenses) of the Woodland Municipal Code."

ORDINANCE NO. 1229 - HISTORIC BUILDING DEMOLITION REVIEW:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous roll call vote, the City Council adopted Ordinance No. 1229, "An Ordinance of the City of Woodland Adopting Interim Historic Building Demolition Review Regulations."

ORDINANCE NO. 1230 - TREE PRESERVATION:

On motion of Council Member Sandy, seconded by Council Member Flory and

carried by unanimous roll call vote, the City Council adopted Ordinance No. 1230, "An Ordinance of the City of Woodland Repealing Section 2-7-37 of the Woodland Municipal Code, Amending Sections 2-7-35 and 2-7-36 of the Woodland Municipal Code related to the Preservation of Trees."

CLOSED SESSION:

The City Manager reported that the Council will now hold a closed session concerning pending litigation pursuant to Government Code Section 54956.9(b) to discuss a significant exposure to litigation against the City. Council then adjourned the regular session to closed session at 10:05 p.m.

ADJOURNMENT:

The closed session was then adjourned at 11:00 p.m. to regular session and the regular session was adjourned shortly thereafter.

City Clerk of the City of Woodland