

Council Chambers  
300 First Street  
Woodland, California

January 7, 1992

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 personnel and pending litigation matters. All Council Members were present at the meeting (present were Holman, Crescione, Flory, Sandy and Timothy). City Manager Kris Kristensen, Assistant City Manager Kristine O'Toole and Assistant Attorney Ann Finan were also present at the meeting.

Council adjourned the closed session and the special session at 7:29 p.m.

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

PLEDGE OF ALLEGIANCE:

Mayor Holman 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: Holman, Crescione, Flory, Sandy, Timothy

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, O'Toole, Finan, Blankenship, Ruggiero, Moutinho, Horgan, Medina, McDonell

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:45 p.m. until 7:29 p.m. to discuss a personnel matter as provided by the California Government Code. He said no Council action was taken at the meeting.

MINUTES:

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

carried by unanimous vote (Council Member Crescione abstained), the City Council approved the minutes of the regular meeting of October 15, 1991 and the adjourned meeting of November 26, 1991, as prepared.

#### COMMUNICATIONS:

1. From Andreas Christensen, 623 Matmor Road, Woodland, a claim against the City was received in the amount of \$25,000. Claimant stated in the claim that a tree branch broke and fell on claimant causing injuries. The City's insurance representative recommended that Council reject the claim and refer it to them.

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council rejected the claim filed against the City by Andreas Christensen and refer the claim to the City's insurance representative.

2. From Diane Bethell, 1353 Elwood Street, Woodland, a letter was received urging Council to take action regarding the pedestrian crossing on Cottonwood Street near Woodland Memorial Hospital. The City Manager briefed Council on his meetings with representatives of the Hospital to resolve the issue.

3. From Finance Director Peter Woodruff a memo was received advising of claims covering accounts payable and payroll paid by the City for the month of November 1991. No Council action was necessary.

4. From the State Department of Transportation a letter was received advising of final relinquishment to the City of Woodland of the highway right-of-way along East Street between the south City limits, just south of East Gibson Road, and the I-5/State Route 113 overcrossing. No Council action was necessary.

5. From the Yolo Housing Alliance a letter was received urging the Council to endorse SB 593 (Roberti) to place a \$450 million general obligation (housing) bond issue on the June 2, 1992 State Ballot. Council agreed to consider the matter at the January 21 Council meeting.

#### COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of November 4 and 18, 1991. No Council action was necessary.

2. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo Transit Authority Board of Directors meeting of November 13, 1991. 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 December 4, 1991.

No Council action was necessary.

4. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the Community Development Block Grant/Community Based Organization Committee meeting of December 9, 1991. No Council action was necessary.

5. From the Community Development Director a report was received summarizing action taken at the Historical Preservation Commission meeting of December 10, 1991. No Council action was necessary.

6. From the Community Development Director a report was received transmitting the minutes of the Growth Management Committee meeting of December 11, 1991. No Council action was necessary.

7. From the Community Development Director a report was received summarizing action taken at the Undergrounding Committee meeting of December 11, 1991.

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council set a February 4, 1992 hearing to amend ordinances establishing Underground Utility District Nos. 11 and 12.

8. From the Parks and Recreation Director a report was received summarizing action taken at the Parks and Recreation Commission meeting of December 11, 1991. No Council action was necessary.

9. From the Community Development Director a report was received transmitting the minutes of the Technical Advisory Committee (TAC) meeting of December 18, 1991 to update the Housing Element. No Council action was necessary.

10. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of December 19, 1991, as follows:

(a) Commission adopted a resolution of appreciation for Commissioner Andy Nantz whose term on the Planning Commission expired December 31, 1991.

(b) Commission cancelled the Planning Commission meeting of January 2, 1992 due to a lack of items.

(c) Commission recommended approval of the Source Reduction and Recycling Element and Household Hazardous Waste Element to the City Council (this will be set for hearing by Council at a later date). Commission also certified a Negative Declaration on this item.

(d) Commission recommended approval to the City Council of numerous revisions to the Subdivision Ordinance. Commission also certified a Negative Declaration on this item.

On motion of Council Member Crescione, seconded by Council Member Sandy and carried by unanimous vote, the City Council set a January 21, 1992 hearing regarding revisions to the Subdivision Ordinance (Chapter 21 of the City Code).

PUBLIC COMMENT:

Sandy Cordoza, executive officer of the Yolo County Board of Realtors, said the Board has formally adopted the Housing Task Force report of the Woodland Chamber of Commerce. She said the Board has over 330 members, and the directors wanted the City Council to know of their support of the report. Chuck Townsend, 1231 Ashley Avenue, Woodland, said he served on the Housing Task Force Committee and will have copies of the report for the Council tomorrow.

Woody Whittenburg, former jewelry store owner in Woodland, inquired about the City limit lines for Woodland and Davis. The City Manager said the General Plan boundary lines of both cities meet at County Road 27. He said the City limit lines are far short of those boundary lines.

Council Member Elaine Timothy said the Council appreciates the efforts of Recycling Coordinator Gerald Kindsfather in the Christmas tree recycling program held on Saturday, January 4, 1992.

Council Member Joe Crescione thanked those who participated in the Growth Management town hall meetings held recently.

HEARING - APPEAL OF NORMA TURNER AND CHRISTIAN WILDE:

The City Manager said the first of three public hearings scheduled is a continued public hearing to consider the appeal filed by Norma Turner and Christian Wilde of the Planning Commission's approval of a conditional use permit/planned unit development modification for an existing home located at 1574 Owens Valley Drive to allow reduced

rear yard setback of 12 to 14 feet.

Community Development Director Janet Ruggiero said the applicant Shirley Brown has requested that the hearing be continued to a later date because she was ill and was not able to attend the meeting with staff and the appellants to discuss the issues.

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council continued the hearing on the appeal of Norma Turner and Christian Wilde until January 21, 1992.

#### HEARING - OFF-STREET PARKING DISTRICT NO. 1:

The City Manager said the second public hearing scheduled is to consider a General Plan amendment to expand Off-Street Parking District No. 1.

The Community Development Director reported that on December 9, 1991 the Planning Commission held a public hearing and approved recommending to Council that a public hearing be held to consider an amendment to the General Plan to provide for the expansion of the boundaries of Off-Street Parking District No. 1. The proposed expansion would extend between First and Third Streets in the area north of Lincoln Avenue. The proposed expansion will square off the boundaries of the District and add two City parking lots to the District.

Mayor Holman opened the hearing, and there being no comments he closed the hearing.

#### Resolution No. 3642:

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council adopted Resolution No. 3642 amending the General Plan of the City of Woodland to provide for the expansion of Off Street Parking District No. 1.

#### HEARING - REVERSION TO ACREAGE:

The City Manager said the third public hearing is to consider Reversion to Acreage Map No. 4006 for property west of Santa Anita Drive and north of East Kentucky Avenue.

Senior Engineer Dan Blankenship reported that the Hofmann Company proposes to construct industrial buildings on a site located on the west side of Santa Anita Drive south of the Tanforan Avenue intersection. Assistant Engineer Greg Moutinho said this area

(approximately 8.98 acres) is zoned Industrial and the project has been conditionally approved by the Planning Commission. The land which the proposed project will occupy consists of three lots. He said State law requires that buildings not be allowed to extend over property lines; therefore, prior to the issuance of a building permit, Hofmann Company must file a reversion to acreage final map.

Mayor Holman opened the hearing, and there being no comments he closed the hearing.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved Reversion to Acreage Map No. 4006 for the Hofmann Company with the following findings:

1. That dedications have been vacated or abandoned previously and were unnecessary for present or prospective public purposes.
2. That all owners of an interest in the real property within the subdivision have consented to the reversion.

#### TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Holman temporarily adjourned the meeting of the Council at 8:04 p.m. in order to convene the meeting of the City of Woodland Redevelopment Agency. See Agency minutes attached to these Council minutes as Exhibit A. At 8:14 p.m. the Redevelopment Agency 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 Flory and carried by unanimous vote, the City Council approved the following Consent Calendar items:

##### COMPLETION OF 1991 STREET IMPROVEMENT PROJECT:

The City Council accepted the 1991 Street Improvement Project as complete by Teichert Construction; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

RESOLUTION NO. 3643 - DESTRUCTION OF RECORDS:

The City Council adopted Resolution No. 3643 authorizing the destruction of certain Police Department records. This resolution permits the destruction after five years of records pertaining to citizen complaints against members of the Police Department ("Non-sustained departmental or citizen complaints").

BID AWARD FOR PURCHASE OF TREES:

The City Council awarded the bid for the purchase of trees to Valley Crest Tree Company from Sonol, California, in the amount of \$6,589.98 and to Haight Nursery from Roseville, California, in the amount of \$756.65.

HEARING SET FOR URBAN WATER MANAGEMENT PLAN AMENDMENT:

The City Council set a January 21, 1992 hearing for an Urban Water Management Plan amendment regarding a Water Shortage Contingency Plan.

AGREEMENT WITH STATE RECLAMATION BOARD RE SEWER FACILITIES MODIFICATIONS:

The City Council accepted the proposed agreement between the City of Woodland and the State Reclamation Board for modifications and relocation of sanitary sewer facilities to accommodate construction of the Cache Creek Settling Basin Reconstruction Project and authorized the City Manager to execute the agreement on behalf of the City. The modifications include protection or relocation of active sewer trunk lines, the severing and plugging of previously abandoned lines, and the extension of an effluent sewer immediately adjacent to the Cache Creek Settling Basin.

RESOLUTION NO. 3644 - COUNTY ELECTION SERVICES:

The City Council adopted Resolution No. 3644 calling for the April 14, 1992 General Municipal Election to be held in the City of Woodland and requesting the Board of Supervisors of the County of Yolo to permit the County Clerk to render specified services to the City of Woodland relating to the conduct of the April 14, 1992 General Municipal Election.

RESOLUTION NO. 3645 - CANVASS OF ELECTION RESULTS:

The City Council adopted Resolution No. 3645 ordering the City Clerk to canvass the returns of April 14, 1992 General Municipal Election.

CANDIDATE STATEMENTS FOR APRIL 14, 1992 MUNICIPAL ELECTION:

The City Council approved that candidates for elective office for the April 14, 1992 General Municipal Election in Woodland be charged for their pro rata share of the total cost of printing the candidate's statement in English; that such candidate's statement shall be limited to 200 words per statement; and that no other material prepared by candidates or committees shall be sent to the voters with the sample ballot and voter's pamphlet.

CO-SPONSORSHIP OF YOLO BYPASS LAND DEDICATION CEREMONY:

The City Council authorized the City of Woodland to co-sponsor a dedication ceremony celebrating the acquisition of 3,100 acres toward the Yolo Bypass Project (for wildlife and bird refuge restoration in the Bypass).

COUNCIL CANDIDATE ORIENTATION MEETING SET:

The City Council set 7:00 p.m., Thursday, February 13, 1992, for a City Council candidate orientation meeting in the City Hall Council Chambers.

REGULAR CALENDAR:

SOUTHEAST AREA ANNEXATION NEGOTIATIONS:

The City Manager briefed the Council on the status of Southeast Area Annexation negotiations between the City of Woodland and the County of Yolo. He said both groups met on December 23 in a four-hour extensive session, and the group will meet again on January 9, 1992. He said the negotiating team which includes Mayor Holman and Vice Mayor Timothy are asking Council for guidance and direction on a negotiation proposal. He said to date both sides have not been able to come into agreement as to what costs and what revenues the County will experience with regard to the Southeast Area development, but they are coming into ranges of what those differences might be. He said the City's negotiating team has agreed to a \$210 per capita costs for County services with a 5.5 percent annual escalation and using existing property tax splits which would have the City and the County receiving roughly 25 percent of the one percent property tax value. In addition, the City would increase the hotel-motel tax from 5 percent to 10 percent with the County sharing 2 percent of that, and the City will take action to

increase the property transfer tax rate from the current \$1.10 per \$1,000 of assessed value up to \$2.20 per \$1,000 of assessed value. The City's team feels this would generate sufficient revenues to offset the County providing services to the Southeast Area. He said the County on December 23 disagreed and requested that the City come back with a counter proposal. Tonight, he said, the City's negotiating team is proposing that the County receive a 27 percent property tax rate split (2 percent higher) as a result of the annexation. The team proposes that that amount of money be returned to the City in the form of a one-time fee placed on the property at the time building permits are issued similar to the infill project that the Hofmann Company is proposing. This extends to approximately \$500 per unit. The second part of the recommendation of the negotiating team is authorization to allow the County to have some development opportunities in or near the City on a very limited basis where they would not otherwise have the opportunity to do so. Specifically, there are two interchanges along I-5, West Street and County Road 98, with capabilities for some highway commercial development to occur. Currently the City's General Plan does not include development for those areas, but this could be provided. He said the County could have this property developed in accordance with City standards and generate a cash flow from the development.

Council Members Crescione, Flory and Sandy all voiced objections to the latter proposal of allowing development proposals by the County, but concurred with the 27 percent tax split offer and the proposal components previous agreed upon. Council then concurred that the City's negotiating team will offer the 27 percent property tax split and the one-time fee applied to the building permit to deal with the residual deficit.

BID AWARD FOR GUM AVENUE OVERCROSSING LANDSCAPING PROJECT:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council awarded the bid for construction of the Gum Avenue/State Route 113 overcrossing landscaping project, Project No. 91-13, to Ecology Sprinkler Company, and authorized expenditures up to \$46,000.

FUND 10 EQUIPMENT REPLACEMENT PURCHASES:

On motion of Council Member Crescione, seconded by Council Member Timothy and carried by unanimous vote, the City Council approved a list of recommended Fund 10 equipment replacement purchases for Fiscal Year 1991-92.

BID AWARD FOR EAST STREET SEWER MAIN REPLACEMENT:

Senior Engineer Dan Blankenship reported that the agenda for this meeting included a recommendation that Council rescind the previous bid award to Delta Excavating, Inc. for construction of the East Beamer Street Sewer Main Replacement and Storm Drain Improvement Project No. 91-12. The recommendation was to award the contract to the second lowest bidder T & S Construction Co., Inc. and authorize expenditures up to \$923,000. He said the Council awarded the bid on November 5, 1991 and after notification of the award the contractor submitted a signed contract with bonds and insurance, but the insurance forms did not meet contract requirements. He said the contractor has since submitted the appropriate forms, so he recommended proceeding with the project as originally awarded to Delta Excavating, Inc. He said no Council is necessary.

RESCINDING AWARD OF DIAMOND BUILDING INTERIOR REMODEL:

The City Manager said that on October 15, 1991 the Council awarded a bid to Caldwell Construction Company to do \$79,500 of improvements to the interior of the building on the City-owned Diamond Lumber site (south side of Main Street east of the Sixth Street intersection). The remodeling was to make the building useful as a temporary office for the City's Parks and Recreation Department. He said Caldwell Construction has been unable to supply the necessary bonds required in the bid specifications; the contract has not been executed; and work has not begun. On December 16 the City was verbally informed by Panattoni Development Company that they had a local client, who wishes to remain anonymous at this time, who is looking to lease a 40,000 square foot office building with off street parking and that Panattoni was interested in constructing the facility for them. He said Panattoni said they were looking at three Woodland sites for the client including the City's Diamond property and asked if the property might be available.

The City Manager said if the Council wants to consider the Panattoni idea further and if Panattoni's client wants to pursue this option further Council will need to develop a process for consideration of this alternative. He said the City will also need to resume its search for a new Park and Recreation Department office space which is badly needed.

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council rescinded its award of the Diamond Building interior remodel contract to Caldwell Custom Construction Company.

WASTEWATER TREATMENT PLANT CLASSIFICATION STAFFING STUDY:

Assistant City Manager Kristine O'Toole reported to Council on a request from the General Services bargaining group for a classification, staffing and market base analysis study for the Wastewater Treatment Plant employees pursuant to the Memorandum of Understanding between the City and the Woodland City Employees Association. She recommended that a consultant rather than staff prepare the study because of the technical knowledge required to conduct the study.

After some discussion the Council directed staff to report back to the Council on the financing of a wastewater treatment plant personnel study, the time estimate for an in-house classification study and the estimated cost of hiring a consultant to conduct the study.

#### BOARD/COMMISSION APPOINTMENTS:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council appointed Peter MacGreggor Cook as a member of the Board of Building Appeals for a term ending December 31, 1993.

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council appointed Frank Cobos as a member of the Commission on Aging for a term ending December 31, 1995.

On motion of Council Member Crescione, seconded by Council Member Sandy and carried by unanimous vote, the City Council appointed Council Member Karen McManus and Matt Rexroad as members of the Parks and Recreation Commission for terms expiring December 31, 1995.

Council then designated Council Members Sandy and Crescione to interview applicants for Tree Commission; Mayor Holman and Council Member Timothy to interview applicants for Traffic Safety Commission; and Mayor Holman and Council Member Crescione to interview applicants for Library Board.

#### ELKHORN AREA CHARRETTE:

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council directed staff to send a letter to West Sacramento with a copy to the County Board of Supervisors, the City of Davis and the City of Sacramento, that the City of Woodland will not participate in the charrette (planning process) for the Elkhorn Area.

FUTURE MEETING AGENDA ITEMS:

Council Member Sandy requested a report regarding existing solicitation and peddler regulations in the City.

Mayor Holman requested a discussion regarding the Davis skateboard facility.

ORDINANCE NO. 1200 - BED AND BREAKFAST INNS:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted by roll call vote and read by title only Ordinance No. 1200, "An Ordinance Amending the Zoning Ordinance to Regulate Bed and Breakfast Inns in the NP/T, C-2, C-3 and C-H Zoning Districts":

AYES: COUNCIL MEMBERS: Crescione, Flory, Sandy, Timothy, Holman  
NOES: COUNCIL MEMBERS: None  
ABSENT: COUNCIL MEMBERS: None

ORDINANCE NO. 1201 - STREETS AND SIDEWALKS:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council adopted by roll call vote and read by title only Ordinance No. 1201, "An Ordinance Amending Chapter 20 of the Code of the City of Woodland, California, 1955, Concerning Streets and Sidewalks":

AYES: COUNCIL MEMBERS: Crescione, Flory, Sandy, Timothy, Holman  
NOES: COUNCIL MEMBERS: None  
ABSENT: COUNCIL MEMBERS: None

ADJOURNMENT:

At 10:26 p.m. the Council meeting was adjourned to Thursday, January 9, 1992, 7:00 p.m.

City Clerk of the City of Woodland

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