

Council Chambers
300 First Street
Woodland, California

November 5, 1991

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 a personnel matter. All Council Members were present at the meeting (present were Holman, Crescione, Flory, Sandy and Timothy). City Manager Kris Kristensen and Assistant City Manager Kristine O'Toole 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 7:40 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, Tribbett, Ruggiero, Moutinho, Suhr, Martin, Woodruff, Costa, Olson, McDonell, Chancellor, Blankenship, Tice

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. 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 Timothy, seconded by Council Member Timothy and carried by unanimous vote (with Council Members Crescione and Sandy abstaining), the City Council approved the minutes of the regular adjourned Council meeting of August 27, 1991, as prepared.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the minutes of the regular Council meeting of September 3, 1991, the adjourned Council meeting of September 24, 1991, and the adjourned Council meeting of October 10, 1991, as prepared.

COMMUNICATIONS:

1. From Finance Director Peter Woodruff a memo was received advising of claims covering accounts payable and payroll paid for the month of September 1991. 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 general license for Judy's Place, 421 College Street (formerly Red Carpet Lounge). The City Clerk reported that Police Lieutenant Del Hanson advised that the Police Department has no objection to the issuance of this license. No Council action was necessary.

3. From Kennie Trott, homeless, a claim against the City stating that claimant suffered emotional distress by being asked to leave the Greyhound Bus Station by Woodland police on June 10, 1991. The City's insurance representative recommends that Council reject the claim and refer it to them.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council rejected the claim filed against the City by Kennie Trott and referred it to the City's insurance representative.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meeting of September 16, 1991. No Council action was necessary.

2. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historical Preservation Commission meeting of October 8, 1991. No Council action was necessary.

3. From the Community Development Director a report was received

summarizing action taken at the Undergrounding Committee meeting of October 16, 1991. No Council action was necessary.

4. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of October 17, 1991, as follows:

- (a) Commission continued action on the Frommelt PUD Project until the November 7, 1991 meeting.
- (b) Commission adopted Resolution No. 91-5, recommending approval of a Plan Line for County Road 101 to the City Council. The Plan Line is for a segment of County Road 101 between Tide Court and Churchill Downs Avenue. Commission also certified the NDEIR for this item.
- (c) Commission considered the Draft EIR for the Lasher auto park project at the southeast corner of County Road 102 and the I-5 Freeway. The Planning Commission closed the public hearing on the Draft EIR and will consider the Final EIR on November 21, 1991.
- (d) Commission approved a policy concerning the temporary use of factory built office buildings in the Industrial Zone. The Commission determined that the Community Development Director may authorize such units on a temporary basis (not to exceed two years). The applicant must submit a written request that explains their need for such a unit and the proposed length of time the unit will be in place. If the applicant plans to replace the temporary unit with a permanent structure, the site plan review application for the permanent structure should be submitted with the written request for the temporary building.
- (e) Commission approved the establishment of the Reynolds Aluminum recycling station on an interim basis at the northeast corner of East Street and Lemen Avenue (Tafoya Weight Station and former Tafoya Market). The recycling station was approved as an accessory use for a period of one year (it can be renewed if no problems surface).

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous vote, the City Council set a hearing for November 19, 1991 to consider the County Road 101 Plan Line between Tide Court and Churchill Downs Avenue.

PUBLIC COMMENT:

David Rubes, 222 Walnut Street, Woodland, thanked the Council for sponsoring

the town hall meetings regarding growth and encouraged citizens to attend them.

Fred Baillard invited everyone to attend the December 7, 1991 Christmas Parade organized by the Chamber of Commerce. He distributed Christmas ornaments to the Council.

Angie Smith of Woodland High School thanked the Council for allowing her and other students to attend sessions at the League of California Cities annual conference in San Francisco in October.

Council Member Sandy announced that on October 13, 1991, at 7:30 p.m. the next town hall meeting regarding growth issues will be held at Beamer Elementary School.

RESOLUTION NO. 3633 - PRESENTATION TO RONALD TRIBBETT:

The City Manager summarized briefly some of the accomplishments of City Director of Public Works Ron Tribbett during his term of service with the City which began on July 18, 1983. Mr. Tribbett had resigned to take a similar position in the City of Dixon.

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council adopted Resolution No. 3633, a resolution of appreciation honoring Ronald Tribbett for his work as Public Works Director/City Engineer for the City of Woodland.

Mayor Holman presented a framed resolution to Mr. Tribbett.

HEARING - SEWER INSTALLATION CHARGES/SEWER RATES:

The City Manager said this time had been set for a hearing to consider citizen comments regarding adoption of a resolution establishing sewer installation charges and sewer rates.

Director of Public Works Ron Tribbett said the proposed resolution establishing sewer installation charges and sewer service rates represents no change. The rates are the same as those specified in Ordinance No. 1174 which went into effect January 1, 1991. With the implementation of the Major Projects Financing Plan, Ordinance No. 1193 was adopted. As part of that ordinance certain sections dealing with user rates and installation charges were intentionally deleted to enable all future sewer user rates and installation charges to be modified through the resolution process. He said the resolution proposed at this time sets the user rates at those currently in effect.

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

hearing.

Resolution No. 3634:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3634 establishing sewer installation charges and sewer service rates.

HEARING - COLLEGE PARK REORGANIZATION:

The City Manager said the second public hearing scheduled is for the purpose of considering annexation of College Park Reorganization to the City of Woodland and detachment from Springlake Fire Protection District.

Community Development Director Janet Ruggiero gave the staff report. She said for the record the "College Park Voters" have withdrawn their protests (Exhibit A to these minutes). She noted that a paragraph (No. 11) should be added to the resolution to approve the annexation to require a three party agreement with Lou Fox/Sweetwater Enterprises, the City of Woodland and the "College Park Voters" to address certain conditions which all parties had agreed to.

Mayor Holman opened the public hearing.

Bob Gillette, owner of property at the corner of Palm Avenue and Kentucky Avenue, inquired about developing his property. The Community Development Director responded to his questions.

There being no further comments, Mayor Holman closed the hearing.

Resolution No. 3635:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council adopted Resolution No. 3635 (adding Paragraph No. 11 as noted above), "Resolution Ordering a Reorganization Consisting of the Detachment of Territory from the Springlake Fire Protection District and the Annexation of said Territory to the City of Woodland."

HEARING - 1991 UNIFORM CONSTRUCTION CODES:

The City Manager said the last public hearing scheduled is to consider adoption of the 1991 Uniform Construction Codes.

The Community Development Director gave a brief staff report.

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

Ordinance No. 1195:

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1195, "An Ordinance Repealing Article 1 of Chapter 6 of the Code of the City of Woodland, California, 1955 and Enacting Article 1 of Chapter 6 Concerning Building Regulations." Ordinance No. 1195 covers adoption of the 1991 editions of the following Uniform Construction Codes: Uniform Building Code, Uniform Housing Code, Uniform Sign Code, Uniform Building Code Standards, and Uniform Code for the Abatement of Dangerous Buildings.

Ordinance No. 1196:

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. 1196, "An Ordinance Repealing Chapter 17 of the Code of the City of Woodland, California, 1955, and Enacting Chapter 17 Concerning Mechanical, Plumbing, Solar Energy, and Swimming Pool Regulations." Ordinance No. 1196 covers adoption of the 1991 editions of the following Uniform Construction Codes: Uniform Mechanical Code, Uniform Plumbing Code, Uniform Solar Energy Code, and Uniform Swimming Pool, Spa and Hot Tub Code.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Flory requested removal from the Consent Calendar of the item regarding sale of obsolete surplus property. Council Member Crescione requested removal from the Consent Calendar of an item regarding the first quarterly financial report for 1991-92.

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

BID AWARD - E. BEAMER SEWER MAIN/STORM DRAINAGE PROJECT:

The City Council awarded the contract for construction of the East Beamer Street sewer main replacement and storm drain improvements, Project No. 91-12, to Delta Excavating and authorized expenditures up to \$787,000. (Funding sources are \$573,360 from the Sewer Bond Fund and \$213,640 from the reserve for Storm Drain Development Fund 35.)

RESOLUTION NO. 3636 - JAMES ANDERSON (RETIRED EMPLOYEE):

The City Council adopted Resolution No. 3636, a Resolution of Appreciation saluting James C. Anderson for 43 years of service as an employee in the Public Works Department of the City.

BEAMER/KENTUCKY ASSESSMENT DISTRICT UPDATE:

The City Council received a report that the topographic field surveying and boundary map have been completed for the Beamer and Kentucky Assessment District. The geotechnical engineering report has also been completed, and preliminary title reports on individual properties have been prepared. The design of the actual improvements are now underway, and a proposed roadway layout from which to prepare a plan line for County Road 101 has been completed. The first draft of the completed improvement plans will be ready at the end of November and will be submitted for approval by the first of 1992. Appraisals for right-of-way acquisition are beginning now, and bond underwriting service will be secured in the near future. The public hearing for the Engineer's Report is projected for February of 1992.

HEARING SET FOR ACQUISITION OF 340 W. KENTUCKY AVENUE PROPERTY:

The City Council was advised that at the November 19, 1991 Council meeting Council will consider a Resolution of Necessity to acquire property at 340 W. Kentucky Avenue (southwest corner of Kentucky Avenue and Ashley Avenue) for right-of-way purposes.

ORDINANCE NO. 1197 - MAYORAL/MAYORAL PRO TEMPORE SELECTION PROCESS:

The City Council introduced and read by title only Ordinance No. 1197 amending the City Code relating to selection of the Mayor and Mayor Pro Tempore.

Council was advised of a November 19, 1991 hearing for adoption of the Ordinance.

OPERA HOUSE AIR CONDITIONING UNIT:

The City Council awarded the bid for the purchase and installation of a 30-ton air conditioning compressor to B. J. Heating and Air Conditioning, Inc., in the amount of \$6,672.00.

RESOLUTION NO 3637 - SUPPORT OF LOCATION OF VETERANS HOSPITAL:

The City Council adopted Resolution No. 3637 in support of a Yolo County location for a Veterans Hospital on or near the Campus of the University of California at Davis.

RESOLUTION NO. 3638 - COMPREHENSIVE FEE SCHEDULE:

The City Council adopted Resolution No. 3638 approving the comprehensive fee schedule.

PUBLIC WORKS ENGINEERING DIVISION JOB DESCRIPTION CHANGES:

The City Council approved Engineering Technician I/II job description modifications and new Engineering Technician III job description and salary range (Range 52 GS).

REGULAR CALENDAR:

QUARTERLY FINANCIAL STATUS REPORT:

Council received the first quarterly financial status report for fiscal year 1991-92, ending September 30, 1991.

Council Member Crescione suggested that the financial reports be submitted more frequently to Council. The Finance Director and City Manager said the quarterly reporting was based on the frequency of the receipt from the County of sales tax information and other financial reports.

SALE OF OBSOLETE SURPLUS PROPERTY:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council authorized the sale and disposal of all the City's surplus and obsolete property and equipment through public auction. The equipment listed was the following: police car tires, tool box, two tractor seats, two hydraulic rams, miscellaneous hydraulic hoses, Hewlett Packard 150 computer, Sharp QS 2602 calculator, all unused obsolete AB Dick Word processors (two CPU's, four terminals and one printer), Canon NP-50 copier/duplicator, Minolta Electrographic 101 duplicator, Gestetner 1120 duplicator, and Gestetner 1576 duplicator.

USE OF STATE TRANSIT ASSISTANCE FUNDS:

Yolo County Transit Authority Director Terry Bassett reported to Council on two alternatives to Council for use of State Transit Assistance funds. He had made an initial presentation at the October 22, 1991 study session.

After some discussion the City Council agreed not to take action on a recommendation to use of State Transit Assistance funds in the amount up to \$9,600 to provide holiday shuttle service between Davis, the County Fair Mall and downtown Woodland.

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the use of State Transit Assistance funds in an amount up to \$7,500 subject to participative funding from the industrial employers within the City of Woodland and the Sacramento Metro Airport to provide a reverse commute to Sacramento Metro Airport and Woodland's industrial area.

RECREATION PROGRAM MANAGER JOB DESCRIPTIONS:

Assistant City Manager Kristine O'Toole explained to Council proposed Recreation Program Manager job descriptions.

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by the following vote, the City Council (1) reclassified the position of Recreation Supervisor (Aquatics) range 45 GS (\$2,198 to \$2,674) to the position of Aquatics Program Manager range 48 MM (\$2,366 to \$2,878) and approved the corresponding new job description; (2) reclassified the position of Recreation Supervisor (Child Care) range 45 GS (\$2,198 to \$2,674) to the position of Child

Care Program Manager range 48 MM (\$2,366 to \$2,878) and approved the corresponding new job description; and approved the update of the job description for the position of Recreation Supervisor Cultural Arts and Contract Recreation:

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

Council took a recess from 9:20 p.m. until 9:32 p.m.

SOUTHEAST AREA ANNEXATION PROPOSAL FROM YOLO COUNTY:

The City Manager said after the Council's October 15 meeting the City offered a package to the County that indicated the City would be willing to work with the County to make sure that the projected costs and revenues for County services would be balanced as it relates to the Southeast Area buildout. He said the City also indicated a willingness to work with the County on increasing the transient occupancy tax and the property transfer tax to make sure an even balance of revenues and expenses for County services is maintained.

The City Manager's communication to Council advised that the County of Yolo on October 17, 1991 submitted to the City of Woodland a proposal for the tax sharing agreement for the annexation of the Southeast Area and included the following:

- (1)The City agreed to work with the County to attain a balance in revenue sharing which provides revenue to cover the expected County operating costs for new development for the annexation of the Southeast Area.
- (2)The City agreed to increase the City-wide transient occupancy tax to 10% with 20% of the room tax being given to the County.
- (3)The City also agreed to seek an increase in the property transfer tax (i.e. document stamp tax) with the first \$1.10 of the fee being apportioned to the County.
- (4)The County sought the agreement of the City using the amount of \$605,000 as the estimated County annual operating costs above current revenue estimates.
- (5)The County also proposed that they retain their existing portion of property tax upon annexation to the City. They also proposed property tax percentages for future commercial and industrial annexations.

The County did not accept the City's offer of tying the southeast development which is primarily residential to other types of future development (commercial and industrial). The County also opposed the City proposal of using a one-time fee for County operating costs.

The City Manager said on October 24 the County indicated it was pleased that the City was willing to "make them whole" and acknowledged the City's offer to increase the property transfer tax and transient occupancy tax. He said the County wanted the City to agree to the County's figures regarding the County's anticipated fiscal detriment as a result of the development of the Southeast Area. He said staff plans to give its response to the County on Friday, November 8, 1991. He said at this point there is serious disagreement with respect to County costs for County services in that area.

Council Member Crescione left the Council meeting at 9:37 p.m. because of an emergency phone call from his office.

Mayor Holman and Vice Mayor Timothy, as members of the City's negotiating team, gave their comments to the County's offer.

Council Member Sandy said the negotiating team has made good progress so far. He said the City should hold firm on its position with regard to property tax. He said he negotiating team should also voice disagreement with the County's \$605,000 figure regarding County annual operating costs. He said the County should provide backup so that there can be some mutual agreement. He said there needs to be a set completion time for the negotiations.

The City Manager said from Council comments at this meeting he feels the negotiating team has clear direction.

The Council then designated Council Member Flory as alternate to the negotiating team.

AGREEMENTS FOR FINANCIAL CONSULTING SERVICES RE SOUTHEAST AREA DEVELOPMENT:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote (Council Member Crescione absent), the City Council (1) authorized execution of a contract with Economic Planning Systems to perform fiscal impact analysis services for a cost not to exceed \$12,500 subject to deposit of funds to pay for these costs by the Southeast Area Developer coalition; (2) authorized staff to negotiate a contract for appraisal of the property included in

the Southeast Area Project; and (3) authorized staff to negotiate a contract for an absorption study of the proposed land uses in the Southeast Area Project.

GENERAL BIKEWAY PLAN UPDATE:

Assistant Engineer Jon Tice explained to Council that a Yolo County Air Quality Plan was required by July 1991 as part of the California Clean Air Act, administered by the Air Resources Board, and a Congestion Management Plan is required by December 1991 as per Proposition 111, administered through the Yolo County Transit Authority and Sacramento Area Council of Governments. He said a general bikeway plan is being developed which will complement both of these plans as well as the Transportation Element of the City's General Plan. Based on this, he said, the City's Traffic Safety Commission decided in early 1991 to reestablish the bikeway plan committee. The present committee consists of 16 people representing the following groups: Traffic Safety Commission, Planning Commission, Parks and Recreation Commission, Police Department, Public Works Department, Parks and Recreation Department, League of Women Voters, PTA, Woodland Bike Bunch, area citizens and Chamber of Commerce. He said the Committee met once a month from February 1991 to July 1991 and from these meetings developed a preliminary general bikeway plan. Once the final plan is completed, a General Plan amendment would be required to include it with the Transportation Element of the City's General Plan. He said the process should take about three months.

PARKING/STREET SWEEPING CONCERNS:

The Director of Public Works discussed with Council two parking related issues: neighborhood preferential parking permits and parking restrictions for street sweeping.

The City Manager said the School/City 2 x 2 will be discussing the topic of preferential parking permits at its next meeting.

BID CALL - GUM AVENUE OVERCROSSING LANDSCAPING:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council approved the Gum Avenue Overcrossing Landscaping Project and authorized advertisement for bids for the project (Project No. 91-13).

On motion of Council Member Flory, seconded by Council Member

Timothy and carried by unanimous vote, the City Council extended the meeting from 11:00 p.m. to 11:30 p.m.

RESOLUTION NO. 3639 - ADMINISTRATIVE GUIDELINES FOR MAJOR PROJECTS FINANCING PLAN:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council adopted Resolution No. 3639 adopting the administrative guidelines for the Major Projects Financing Plan.

LAKE COUNTY REGIONAL TREATMENT PLANT EIR:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote (Council Member Crescione absent), the City Council authorized the Mayor to send a letter to the Lake County Planning Department regarding the Lake County Southeast Regional Wastewater Treatment Plant Draft EIR and requested an extension on the public comment period up to sixty (60) days in order that the City have time to review the Draft EIR.

LANDSCAPE STANDARDS FOR CITY PROJECTS:

As requested by Council Member Timothy the City Manager discussed with Council the City's policy with regard to City standards for landscaping requirements to City projects. He said in most circumstances the City has applied the same development requirements for landscaping, lighting and related matters on the City's own projects as those imposed on private projects. The City's older parking lots in the downtown area were developed prior to establishment of landscaping and lighting requirements. However, as the City has upgraded older lots or developed new lots, they have been constructed to the current standards.

Council Member Timothy said she felt strongly that the City needs to comply with the same regulations as other developers in the community.

PLANNING COMMISSION APPOINTMENT:

Council postponed action on the appointment of a new Planning Commissioner.

ORDINANCE NO. 1194 - USE OF BOWS AND ARROWS:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council adopted and read by title only Ordinance No. 1194, "An Ordinance of the City of Woodland Amending Sections 15.9 and 15.20 of the Woodland Municipal Code to Prohibit the Firing of Arrows within City Limits":

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

ADJOURNMENT:

At 11:30 p.m. the meeting was adjourned.

City Clerk of the City of Woodland