Woodland City Council Minutes Council Chambers 300 First Street Woodland, California

February 2, 1999

SPECIAL SESSION/CLOSED SESSION

The Woodland City Council met in special session at 6:00 p.m. in the second floor conference room of City Hall in order to convene a closed session. Before the closed session the Mayor announced the closed session topic.

The Council then convened the closed session for a conference with Labor Negotiator (Agency Negotiator Phillip Marler) regarding the Mid-Management Unit.

Council Members present at the special meeting were: Losoya, Borchard, Flory, Peart and Ryhal. Council Members absent: none. Interim City Manager Gerald Davis and Assistant City Manager Phillip Marler were present for the closed session.

The special session and closed session were adjourned at 6:40 p.m.

SPECIAL SESSION/COMMUNITY SERVICE AWARDS

The Woodland City Council met in special session at 6:45 p.m. in the City Hall Council Chambers.

Council Members present at the special session were: Losoya, Borchard, Ryhal. Council Members absent were Flory and Peart. Staff present were: Interim City Manager Gerald Davis, Assistant City Manager Phillip Marler, and City Clerk Jean Winnop.

On motion of Vice Mayor Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council awarded the City of Woodland's 1999 Community Service Awards to Robert Gillette, Pauline vanMuyden and Larry Schapiro (for presentation on February 19, 1999); and determined that Vice Mayor Borchard will present the award to Larry Schapiro, Council Member Flory will present the award to Pauline vanMuyden, and Council Member Ryhal will present the award to Robert Gillette.

The special session was adjourned at 6:47 p.m.

REGULAR SESSION

The Woodland City Council met in regular session at 7:00 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Melton Losoya opened the meeting and 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: Losoya, Borchard, Flory, Ryhal

COUNCIL MEMBERS ABSENT: Peart

STAFF PRESENT: Marler, Davis, Winnop, Siprelle, Wegener, Fleming,

Ahlgren, De Weerd, P. Hanson, Vicars, Rice, Wilts,

Mitchell

CLOSED SESSION ANNOUNCEMENT:

Mayor Losoya reported that in closed session the Council held a conference with the City's Labor Negotiator pursuant to the Government Code regarding the Mid-Management Unit, and during the closed session Council gave direction to staff.

MINUTES:

On motion of Vice Mayor Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of January 19, 1999, as prepared.

COMMUNICATIONS:

1. From Buck Ratliff a letter was received submitting his resignation as a member of the Parks, Recreation and Community Services Commission. Buck had been serving on the Commission since February 17, 1998. The City Clerk advised that staff will prepare a letter of appreciation for Mr. Ratliff, and that recruitment will begin for his replacement on the Commission.

2. From Kathryn Hare, Margaret Grissom, Anne Ragsdale, Katherine Gasson, Paul Leathers, and Kathie Souza a notice of appeal was received of the Planning Commission's January 21, 1999 action to approve a lot split at 412 Casa Linda Drive (Fowler). Council was advised that it will hold a hearing on this appeal at its regular meeting of February 16, 1999.

COMMITTEE REPORTS:

- 1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board of Trustees meeting of January 11, 1999.
- 2. From Public Works Director Gary Wegener a report was received transmitting the minutes of the Tree Commission meeting of January 11, 1999.
- 3. From Interim Parks, Recreation and Community Services Director Richard Conzelmann a report was received summarizing action taken at the Commission on Aging meeting of January 12, 1999.
- 4. From Community Development Director Don Fleming a report was received summarizing action taken by the Planning Commission at its meeting of January 21, 1999, as follows:
 - a. Commission received a report on Future Water Supply Development by Ken Zeier from the Public Works Department.
 - b. Commission continued a report on freeway signs until February 18, 1999.
 - c. Commission approved Tentative Parcel Map 4388 (Fowler), a lot split on 412 Casa Linda Drive.
 - d. Commission continued action on a 20-lot Planned Unit Development in Faria Park until February 18, 1999.
 - e. Commission adopted a resolution regarding the Tree Commission to be sent to the City Council.
 - f. Commission received a request to interpret the City's requirement of 500 foot separation between a liquor store and a church. The Commission directed staff to obtain an opinion from the City Attorney.

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PUBLIC COMMENT:

Interim City Manager Gerald Davis announced that he and Assistant City Manager Phillip Marler will be out of town attending a City Manager's conference February 3 through February 5, 1999, and Acting Police Chief Del Hanson will serve as Acting City Manager during their absence.

REPORT FROM HISTORICAL PRESERVATION COMMISSION:

The report from the Historical Preservation Commission was postponed until the February 16, 1999 Council meeting.

OMEGA NU DONATION FOR CRAWFORD PARK:

Park Superintendent George Ahlgren requested that the Council adopt a resolution of appreciation for Omega Nu, which had made donations for play equipment at Crawford Park. In February of 1997 he said he began attending a series of meetings with Omega Nu and made several presentations on children's play equipment at the group's request. By January 1998 the City had cultivated a partnership with Omega Nu and adopted the tot lot at Crawford Park as a project that they would renovate together. Using a matching funds concept, the first phase of the children's play area renovation took place in April of 1998 with a donation to the City of \$7,000 from Omega Nu. Members of Omega Nu and City staff installed the first phase on a volunteer Saturday workday. He said this year the second phase is ready to be installed and the City again has the partnership with Omega Nu to fund the project and install the equipment. He said this year's donation totals \$3,841.78 for a grand total of \$10,841.78 in donations to the City for this project. The Installation will take place in April or May.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council accepted from Omega Nu a ceremonial check in the amount of \$10,841.78 for the purchase of tot lot play equipment at Crawford Park and adopted a resolution of appreciation in recognition of Omega Nu's contribution to Woodland's children.

All four Council Members present accepted the check and presented the resolution of appreciation to Omega Nu representatives: Jan Whittle, Charlene Peyton, Elizabeth Turold and Karen McClellan.

UPDATE ON THE WOODLAND ECONOMIC RENAISSANCE CORPORATION:

Bryce Birkman, Executive Director of the Woodland Economic Renaissance Corporation (WERC), presented the first public quarterly accounting of WERC's activities and accomplishments.

PUBLIC HEARING - EAST STREET CORRIDOR SPECIFIC PLAN:

Associate Planner Paul Hanson briefly highlighted the process of developing the East Street Corridor Specific Plan. He said on May 19, 1998 the Council made the finding that the project will not have any significant environmental impacts and certified the Negative Declaration. The Council also made the finding that the project will not have any impact on fish and wildlife and made a finding of "de minimis" and adopted the East Street Corridor Specific Plan and the appropriate General Plan amendments.

Mayor Losoya opened the public hearing. There being no comments, he closed the public hearing.

City Attorney Ann Siprelle distributed copies of revised recommended action for the Council to take.

Ordinance No. 1314:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved the negative declaration for the East Street Corridor Specific Plan and General Plan amendments as the environmental review document for the ordinance amending the Zoning Code to implement the East Street Corridor Specific Plan; and the City Council introduced and read by title only "Ordinance No. 1314, An Ordinance Amending the City of Woodland Zoning Ordinance to Implement the East Street Corridor Specific Plan."

PUBLIC HEARING - PLAN LINE FOR I-5/ROAD 102 INTERCHANGE:

Associate Civil Engineer Bruce Pollard gave background information on the proposed adoption of the Plan Line for the I-5/County Road 102 Interchange. He said on October 21, 1997 Council awarded a contract for the preparation of the I-5/County Road 102 Interchange PSR (Project Study Report). He said the preparation of a PSR is necessary to define the ultimate improvements to the interchange and prepare a project programming cost estimate. On January 19, 1999 the Council adopted the PSR. He said because

there is land that may be subject to development or redevelopment adjacent to the interchange the City should adopt the plan line, which will restrict construction within the plan line area. This action is necessary to keep the cost of right-of-way acquisition for the project from escalating. His report to Council indicated that the Major Projects Financing Plan requires that the project be funded by one-third outside funding and two-thirds by Development Fees. However, some of the properties adjacent to the interchange are considered to be at risk and early land acquisition may be required to be funded by 100 percent City Development Fees.

Mayor Losoya opened the public hearing.

Michael Flaherty, attorney representing landowner Darab Chami (owner of the Arco station on County Road 102), said he feels the City and the City Council are moving illegally with the process. He objected to Council's approval of the plan line on behalf of his client.

There being no further comments, Mayor Losoya closed the public hearing.

Resolution No. 4112:

On motion of Council Member Flory, seconded by Council member Ryhal and carried by unanimous vote, the City Council adopted Resolution No. 4112, "A Resolution Establishing a Plan Line for the Future Widening and Related Improvements to the Interstate 5 and County Road 102 Freeway Interchange."

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Losoya temporarily adjourned the meeting of the Council at 7:43 p.m. in order to convene a meeting of the Woodland Redevelopment Agency Board of Directors. See Agency minutes attached to these Council minutes as Exhibit A. At 8:05 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF THE CITY MANAGER:

CONSENT CALENDAR:

Mayor Losoya said the agenda item regarding the Juvenile Accountability Incentive Block Grant will be removed from the Consent

Calendar because he cannot vote on that issue due to a conflict of interest.

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

PARKS, RECREATION AND COMMUNITY SERVICES MONTHLY REPORT:

The City Council received the Parks, Recreation and Community Services monthly report.

COMMUNITY DEVELOPMENT MONTHLY REPORT:

The City Council received the Community Development projects monthly report.

PUBLIC WORKS MONTHLY REPORT:

The City Council received the Public Works monthly report.

CAPITAL BUDGET IMPLEMENTATION STATUS REPORT:

The City Council received the Capital Budget implementation status report.

TREASURER'S REPORT FOR DECEMBER:

The City Council received the Treasurer's Investment Report for December 1998.

COMPLETION OF COMMUNITY FACILITIES DISTRICT NO. 1 IMPROVEMENTS:

The City Council accepted as complete the Gibson Ranch, Community Facilities District No. 1 improvements, Phase 1, Project No. 94-05, by Teichert Construction; authorized the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

INFORMATION ON VEHICLE EQUIPMENT PURCHASE/POLICE VAN:

Council received the following information on a vehicle equipment purchase for a Police van: On November 17, 1998 Council approved the

vehicle replacement/upgrade of Unit #168 (1992 GMC Safari van) to a Chevrolet Suburban 3/4 ton. The Police Department has changed the request from a Suburban to a 3/4 ton Ford passenger van. The van has the same towing capabilities as the Suburban and can accommodate additional passengers. As in the case of the Suburban purchase, all costs over \$25,000 will be provided from the Police Department's Asset Forfeiture Fund.

CHANGE IN SPONSORSHIP FOR ANNUAL FOURTH OF JULY FIREWORKS:

The City Council approved the Fire Department Volunteer Support Group taking over the sponsorship of the 1999 Fourth of July Celebration.

REAPPOINTMENT OF HISTORICAL PRESERVATION COMMISSION MEMBER:

The City Council reappointed Charles Chase to the Historical Preservation Commission for a term ending December 31, 2002.

REGULAR CALENDAR:

JUVENILE ACCOUNTABILITY INCENTIVE BLOCK GRANT:

On motion of Council Member Flory, seconded by Council Member Borchard and carried by the following vote, the City Council supported the Yolo County application for hiring a Probation Officer and Courtroom Clerk under the Juvenile Accountability Incentive Block Grant:

AYES: COUNCIL MEMBERS: Borchard, Flory, Ryhal

NOES: COUNCIL MEMBERS: None ABSENT: COUNCIL MEMBERS: Peart ABSTAINED: COUNCIL MEMBERS: Losoya

Council took a recess from 8:05 p.m. until 8:18 p.m.

AFTER SCHOOL YOUTH PROGRAMS/SAFE NEIGHBORHOODS STRATEGY TEAM:

Assistant City Manager Phillip Marler gave Council an update on the City's Strategic Plan Youth Strategy Initiative and specifically the After School Youth Programs and Safe Neighborhoods Strategy Team. In the fall of 1997 the Council adopted the City's first Strategic Plan. In addition to establishing Vision, Values and Mission Statements, the Strategic Plan also established three Strategic Goals: Quality of Life, Community Vitality

and Government Effectiveness. Supporting each of these three goals are eleven Strategy Areas. One of these eleven Strategy Areas is "Youth Programs and Services." He said this update is to inform the Council what activities have taken place toward the Youth Programs and Services strategy area. He said the continued implementation and work on the City's Strategic plan is the responsibility of the Quality Team. In the fall of 1998 he said Council provided direction that they should focus their youth initiatives with an already existing group of individuals working throughout the County, which is the Yolo County Youth Services Task Force. With that direction, he said, the Quality Team members, met with the Task Force in the fall of 1998. He said they spent two hours looking at issues of mutual interest and tried to look at opportunities where they could better partner. He said they concluded that the best opportunity for everyone was to focus on an after school program because it is an area of need and has potential grant funding. He said funding with these programs is always a concern and sometimes a limitation. The Quality Team then formed a team that would work in concert with the Task Force with the after school program in mind. He said the "After School Youth Programs and Safe Neighborhoods Strategy Team" has been formed and is working with the Task Force and more specifically with the Woodland Joint Unified School District. The specific charge of this strategy team is "to partner with community agencies and businesses that will improve the academic achievement and provide youth development and recreational activities for students in elementary and junior high schools in Woodland." He said they need to identify City programs that comply with grant requirements, and he said they also need to identify potential businesses and community partners either as an alternative to funding in case the grant is not successful or after the grant runs out to sustain the program.

Dan Rice, Recreation Program Manager, commented on his work with the Quality Team, the Youth Strategy Team and the Yolo County Youth Services Task Force. He said they are currently working with the Woodland Joint Unified School District in an effort to develop a State grant application. He said one of the requirements is a 50 percent match.

Suzanne Falzone, representing the Yolo County Superintendent of Schools office, said she is currently chair of the Yolo County Youth Services Task Force. She thanked the Council for its interest and asked to proceed with the efforts of the partnership that emerged from the last Task Force meeting in January. She congratulated the Council as representing the first city and first public agency that has chosen to join the alliance aside from the School Districts. She said in addition to the

Safe Neighborhoods Program is the work with the Woodland Beautification Committee, which looks at the development of some mural projects.

Council Member Ryhal said he has a concern that we are right back where we were in October or November. He said his main concern is duplication of effort. He said he understood that the direction the Council gave staff was to work with Yolo County Youth Services Task Force and pinpoint the issues and then solve them. He said he still does not hear what the problems and solutions are. He said it is not clear what the program is.

Council Member Flory said he understands that items of interest to the Council would be taken by staff to the Task Force. Then the Task Force would either act on those items or not act on them. He said staff could provide monthly reports from the Task Force.

The Assistant City Manager said the purpose of the update was to ensure that staff was on track with the Council guidance from last fall. He said Council guidance from last fall was to work with the Yolo County Youth Services Task Force. He said that has been done, and from the Task Force meetings and the meetings with Suzanne Falzone and the entire Quality Team they started a strategy team on one element that would help improve the youth strategy that we have in the Strategic Plan.

Council Member Ryhal said the purpose was to develop a plan to solve youth issues, and the youth issues or problems were to be clarified. He said we were to use existing resources (DARE program, after hours programs at the junior high schools, etc.) and see what could be done to enhance those programs without any duplication of effort, using existing personnel and existing funding.

Mayor Losoya said it might be a good idea to pull the minutes and record of that meeting when Council gave guidance to staff. He said he recalled the motion by Council Member Peart that the Youth Strategy Team work specifically with the Yolo County Youth Services Task Force. He said at the next Council meeting the minutes could be reviewed for clarification.

Other Council Members concurred that the matter will be continued to February 16, 1999.

UPDATE ON AAFES PROJECT:

Interim City Manager Gerald Davis gave Council an update on the proposed Army/Air Force Exchange Service (AAFES) project. He said the only activity City staff is aware of is that AAFES' engineering firm has hired Bay Area Economics to do an economic impact study. He said City staff learned a little about the scope of the study, which he felt was inadequate because it did not include the cost of government services, either the one-time impact or the continuing costs. He said he contacted Mike Emler by letter to expand the scope. City staff also met with Bay Area Economics representatives Matt Kowta and Alexander Quinn.

Mayor Losoya asked if AAFES can come into the County or the City regardless of City ordinances or regulations.

City Attorney Ann Siprelle said AAFES cannot force the City to annex property. She said AAFES can petition LAFCO to approve an annexation, and LAFCO has to make certain findings. She said AAFES could probably establish themselves in the County, assuming they do not need to get a parcel map. She said if AAFES drills their own water wells and puts in a septic system, they could do that. She said AAFES has to pay some fees but not all.

Council Member Borchard said he would not support AAFES coming into the City of Woodland. Council Member Ryhal said he is not interested in having AAFES as a business partner with the City of Woodland because AAFES is not willing to come forward with any monies to help support the City. He said they are a privately owned corporation with Federal protection.

PROPOSED FEMA FLOOD INSURANCE RATE MAPS:

Interim Community Development Director Don Fleming presented a report to Council regarding commonly asked questions about the proposed FEMA Flood Insurance Rate Maps and staff responses. He said the League of Women Voters will be holding a forum on the issues in March.

Mayor Losoya said he has been receiving some letters inquiring about the maps, and he said will sign response letters to the letters directed to him.

Don Fleming said for every written correspondence the City receives a written response will be sent. With telephone conversations there is direct contact with the person making the inquiry.

The Interim City Manager said an engineering firm has been retained to review the data, and that firm will deliver their report to the City on February 16. He said staff will bring the report to Council shortly thereafter.

TURN OF THE CENTURY SPECIFIC PLAN BUDGET:

Heidi Tschudin, the project manager for the Turn of the Century (TOC) Specific Plan process, said the TOC Specific Plan budget is not under the control of the City. She said as changes occur the City is last in line to learn about them. She said it is difficult to be in a position of controlling costs as opposed to reacting to costs. She said when they added the second layer of a Plan B the costs were increased, but there were a number of amendments that added up to a total in excess of what she had anticipated. She said there are some key issues, and she said she needed Council guidance if the increases are acceptable. She said the total TOC Specific Plan Budget originally approved was \$865,623. She then pointed out the reimbursable amounts for each item in the budget, the nonreimbursable amounts, the remaining budget, and staff supported amendments and staff rejected amendments. She said there are three main areas in which she requested Council direction. First was the increase in the budget for Don Reiners, the consultant under contract with TOC to actually prepare the land use and graphics component of the Specific Plans. Second is the budget for Omni Means, which is the traffic and circulation consultant and is under contract with TOC to produce the traffic and circulation analysis which becomes the major component of the circulation of the specific plans. A third issue is what are legitimate reimbursable tasks which Tom Lumbrazo of TOC is performing himself.

Tom Lumbrazo of TOC explained his requested budget increases. Dave Taormino also spoke on behalf of TOC.

Heidi Tschudin and City staff responded to questions from Council.

Council Member Flory said he may have a conflict of interest on the traffic analysis portion, specifically the second portion.

A motion of Council Member Flory, seconded by Council Member Ryhal to approve the amendments on Item No. I (Traffic Engineering/Omni Means) to make \$10,635 reimbursable to TOC and \$33,858 as an approved budget amendment failed to carry by the following vote:

AYES: COUNCIL MEMBERS: Flory, Ryhal

NOES: COUNCIL MEMBERS: Borchard, Losoya

ABSENT: COUNCIL MEMBERS: Peart

A motion of Vice Mayor Borchard, seconded by Mayor Losoya that the Council support the staff recommendations contained in the January 19, 1999 Council Communication regarding the various TOC specific plan budget amendments (except Item D), with the revisions identified in the staff report failed by the following vote:

AYES: COUNCIL MEMBERS: Borchard, Losoya

NOES: COUNCIL MEMBERS: Ryhal, Flory

ABSENT: COUNCIL MEMBERS: Peart

Council Member Flory temporarily left the Council Chambers.

On motion of Vice Mayor Borchard, seconded by Council Member Ryhal and carried by the following vote, the City Council supported the staff recommendations contained in the January 19, 1999 Council Communication regarding the various Turn of the Century Specific Plan budget amendments with revisions identified, as specified in Exhibit 1 attached hereto and authorized Interim City Manager to execute an amendment to the Reimbursement Agreement with TOC to reflect the amended budget:

AYES: COUNCIL MEMBERS: Borchard, Ryhal

NOES: COUNCIL MEMBERS: Losoya ABSENT: COUNCIL MEMBERS: Peart ABSTAINED: COUNCIL MEMBERS: Flory

On motion of Vice Mayor Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council extended the Council meeting from 10:18 p.m. until 11:15 p.m.

FINAL BUDGET FOR FISCAL YEAR 1998-99:

Council Member Flory returned to the Council Chambers.

Finance Director Margaret Vicars outlined the various elements of the Final FY 1998-99 Budget.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted the Final Operations and Maintenance Budget for Fiscal Year 1998-99, including the addition of \$20,000 for Library drainage repair and \$35,000 for playground equipment replacement.

WEST MAIN STREET/COUNTY ROAD 98 INTERSECTION IMPROVEMENT:

Associate Civil Engineer Alan Mitchell reviewed the proposed geometric configuration and landscaping plan for the West Main Street/County Road 98 intersection improvement project.

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council authorized staff to proceed with the West Main Street/County Road 98 Intersection Improvements, Project No. 95-22.

SUTTER STREET CORPORATION YARD ENVIRONMENTAL CLEANUP:

Public Works Director Gary Wegener gave Council an update on the Sutter Street Corporation Yard environmental clean up.

POTENTIAL STREETS FOR STIP FUNDING:

On motion of Vice Mayor Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved the list of streets as candidates for consideration of State Transportation Improvement Program (STIP) funding for road rehabilitation projects.

FUTURE MEETING AGENDA ITEMS:

The Interim City Manager said the Council will discuss the National Guard Armory at its February 23, 1999 adjourned Council meeting. He said that Assemblywoman Helen Thomson will meet with the Council at its regular meeting of March 16, 1999 to discuss issues of mutual interest.

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ADJOURNMENT

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City Clerk of the City of Woodland