Woodland City Council Minutes

Council Chambers 300 First Street Woodland, California

January 20, 1998

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 that the closed session scheduled was for the purpose of conferring with Labor Negotiator Kris Kristensen (Sec. 54957) concerning the following employee organizations: Fire Mid-Management and Police Mid-Management. The second closed session topic was a conference with legal counsel regarding anticipated litigation (Sec. 54956.9) and significant exposure to litigation pursuant to subdivision (b) of Sec. 54956.9: one case. Council Members present at the special meeting were: Rominger, Borchard, Flory, Losoya and Ryhal. Council Members absent: None. Staff present: City Manager Kris Kristensen, Assistant City Manager Phil Marler, and Fire Chief Miles Julihn.

The special session and closed session were adjourned at 7:04 p.m.

The Woodland City Council met in regular session at 7:10 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Rominger opened the meeting and 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, Borchard, Flory, Losoya, Ryhal

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Siprelle, Marler, Ruggiero,

Wegener, Winnop, Barry, MacNicholl, Tice, Bryan, Ponticello, Pollard, Zeier, Horgan

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the City Council just completed two closed sessions, one dealing with labor negotiations and another dealing with anticipated

litigation. He said these items are permitted for closed session pursuant to the Government Code.

Mayor Rominger said no decisions were made during the closed session.

MINUTES:

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of November 4, 1997, as prepared.

COMMUNICATIONS:

1. From Finance Director Margaret Vicars a memo was received advising of accounts payable, wire transfers and payroll for December 1997.

COMMITTEE REPORTS:

- 1. From Finance Director Margaret Vicars a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority Board meeting of December 10, 1997.
- 2. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo-Solano Air Quality Management District Board of Directors meeting of December 10, 1997.

Council Member Flory noted that the Yolo-Solano Air Quality Management District Board on the second Wednesday in February will be agendizing the odor problems in the Southeast Area and will be discussing the matter with Spreckels.

- 3. From Human Resources Manager Dean Gualco a report was received transmitting the minutes of the Personnel Board meeting of December 17, 1997.
- 4. From Parks, Recreation and Community Services Director Tim Barry report was received summarizing action taken at the Parks, Recreation and Community Services Commission meeting of December 22, 1997.
- 5. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Planning Commission meeting of January 8, 1998, as follows:

The Commission held their third meeting on the draft Design Guidelines and recommended approval to the City Council of the Design Guidelines.

6. From the City Manager a report was received transmitting the minutes of the Yolo County Transportation District Board meeting of December 9, 1997.

PUBLIC COMMENT:

There was no public comment.

PROCLAMATION - CALIFORNIA SESQUICENTENNIAL KICK-OFF:

Library Services Director Marie Bryan reported on events planned for the kick-off for the Sesquicentennial.

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council proclaimed January 24, 1998 as "California Sesquicentennial Kickoff in Woodland."

Mayor Rominger presented the proclamation to Marie Bryan.

PROCLAMATION - CATHOLIC SCHOOLS WEEK:

Several students from Holy Rosary School gave Council a brief explanation about Holy Rosary School's celebrating "faith" during "Catholic Schools Week." They also explained activities planned.

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council proclaimed January 25-31, 1998 as "Catholic Schools Week."

Vice Mayor Losoya presented the proclamation to the students.

RESOLUTION NO. 4033 - RESOLUTION OF APPRECIATION:

Public Works Director Gary Wegener said the Council is being asked to recognize Asa Utterback who is resigning to take a position in Sacramento. He said Mr. Utterback was employed by the City of Woodland in 1984 as an Engineering Aide I in the Public Works Department and had worked his way up the career ladder becoming an Assistant Engineer July 1, 1995.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted Resolution No. 4033, a Resolution of Appreciation for Asa Utterback.

Mayor Rominger presented the proclamation to Mr. Utterback.

PRESENTATION BY YOLO COUNTY RESIDENTS FOR ODOR-FREE AIR:

Mayor Rominger stated that she has a conflict of interest with respect to the Spreckels Sugar Company agenda item. She said her family sells sugar beets to Spreckels, and she said they have an income of \$250 or more. She left the meeting at 7:36 p.m.

Al Beaird, resident of the Southeast Area, spoke on behalf of Yolo County Residents for Odor-free Air. He said his group is not interested in shutting Spreckels down, but they are interested in seeking a cooperative resolution to the problem. He said Spreckels has been very proactive to this point, and in March last year Spreckels installed some new equipment and have done everything they committed to do. He said, however, the odor problem is not gone. He said there was no disclosure by any of the developers in the Southeast Area. He said the City has a serious vested interest in this area because it represents the future growth of the City for the next 25 years. He said we need to fix the problem, and he felt the City has some responsibility. He said on Friday, January 30, 1998 at 7:00 p.m. at the new Latter Day Saints Stake Center at East Gum and Pioneer Avenue there will be a community meeting. He then distributed a report prepared by the group giving background on the odor problem and recommendations.

Dave Harganon presented background and perspective on the problem.

Bob Fieros talked about an action plan and accountability measures. He said a core group of Southeast area residents have developed a mitigation strategy they feel will work in the spirit of collaboration to resolve the odor issues. They asked that the City of Woodland appropriate resources to effect a timely and permanent resolution to the odor. They asked that a City staff member be assigned to this problem as a community liaison and as the facilitator of a Task Force. Mr. Fieros said there is an existing joint City/County task force regarding this odor issue which meets irregularly as needed, and he recommended including two to three citizens from the affected neighborhoods and a Spreckels representative to sit on the task force with appropriate agencies of the City and County, and include members of the Council, City staff, Woodland Joint Unified School District Board of Directors and staff, Yolo County Board of Supervisors and staff, and Yuba College Board of Directors and staff. He asked that the Task Force convene by March 2, 1998 and meet on a regular basis until the problem is permanently fixed. He said they further recommend that the Task Force be charged with the hiring of an independent consultant whose expertise is in industrial wastewater treatment matters to develop mitigation alternatives, both short term and long term. They recommended that Spreckels provide quarterly reports as to current compliance or noncompliance with conditions and mitigation measures with timelines. They further requested that Yolo-Solano Air Quality Management District provide quarterly reports of complaint calls that accurately reflect the actual number of calls received.

Council agreed to pursue having Southeast Area residents on the Task Force and to approach Spreckels. The City Manager said staff will seek to have that done as soon as possible to work with the Task Force. Council thanked Yolo County Residents for Odor-Free Air for their presentation.

Mayor Rominger returned to the Council meeting at 8:05 p.m.

HEARING - DESIGN GUIDELINES:

Mayor Rominger said this time was set for a public hearing to consider adoption of proposed Community Design Guidelines.

Community Development Director Janet Ruggiero said the City's 1996 General Plan called for the preparation of design guidelines, and the consulting firm of Crawford Multari and Clark Associates (CMCA) and Dave Maran of CMCA have been working with staff to prepare the document. She noted that there were no budget increases. She said a workshop was held in September that was attended by over 20 Woodland residents. At the workshop CMCA conducted a slide show presentation where attendees rated various slides by how much they liked or disliked them. The attendees also participated in small group discussions where they discussed their overall likes and dislikes of urban design. The information gathered from the workshop was used by CMCA in preparation of the Guidelines. The Planning Commission held three public hearings on the Design Guidelines, and as a result of the comments at the hearings numerous modifications were made to the document. She said there will not be a separate fee for design review because it is viewed as part of the larger project. Also flexibility has been built into the Design Guidelines, so that exceptions can be granted if the Community Development Director or the Planning Commission find that the project is mainly overall meeting the intent of the Guidelines. The Guidelines will apply to the following areas: development in the new growth areas, and development along the City's Major Corridors and Gateways (Interstate 5, State 113, Main Street, East Street, County Road 98, County Road 102 and Gibson Road). The design guidelines will address the following topic areas:

Neighborhood Design
Single Family residential development
Multi-Family residential development
Commercial development
Industrial development
Signs
Landscaping, Walls and Screening
Street, Streetscapes Improvements and Entryways

She said each of the above design topics is divided into standards, which are mandatory elements and techniques that must be incorporated into the design of all new development, and recommended elements which describe desirable features that should be carefully considered in the design of a project. She then gave highlights from the

design topics. She said staff has scheduled additional review time for January 27 if Council feels it is necessary.

Dave Maran of CMCA reviewed the guidelines and some of the key points. He responded to questions from Council.

Vice Mayor Losoya left the meeting at 8:34 p.m. and then returned at 8:40 p.m.

Mayor Rominger opened the public hearing. The only person who spoke was Tom Lumbrazo. He said there needs to be flexibility in meeting new designs that challenge creativity and innovation. Also he said the City and developers should strive for the most efficient and cost effective standards overall. He commended the Planning Commission, consultant and staff for development of the Design Guidelines.

The City Council agreed to continue discussion of the Community Design Guidelines on January 27, 1998, and continued the public hearing to February 3, 1998.

Council took a recess from 8:50 p.m. until 8:57 p.m.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 8:57 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 9:03 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF THE CITY MANAGER:

CONSENT CALENDAR:

Mayor Rominger asked that the agenda item regarding the snackbar lease agreements for Clark Field, Buchignani Field, Camarena Field and Klenhard Complex be removed from the Consent Calendar.

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

EMPLOYEE ASSISTANCE PROGRAM:

The City Council approved a contract with Psychological Resource Associates in the amount of \$49,906 to provide an Employee Assistance Program (EAP) for calendar year 1998.

EAST MAIN STREET GUARD RAIL REPLACEMENT:

The City Council (1) awarded the contract for construction of the East Main Street Guard Rail Replacement Project, City Project No. 95-02.1 to Apex Fence Co., Inc., of Anderson, CA, in the amount of \$11,180.00; (2) authorized expenditures up to \$12,298.00; and (3) authorized the Public Works Director to execute the contract on behalf of the City.

MEDIA/PUBLIC OUTREACH SERVICES RE WASTE DISCHARGE PERMIT:

The City Council approved an additional \$3,400 for the contract with Harris and Company for media/public outreach services, for a total amount not to exceed \$5,400.

RESOLUTION NO. 4034/MUNICIPAL ELECTION:

The City Council (1) adopted Resolution No. 4034, ordering the City Clerk to canvass the returns of the June 2, 1998, Municipal Election prior to the first Tuesday after the election; and (2) agreed that candidates for elective office for the June 2, 1998 General Municipal election in Woodland be charged for their pro rata share of the total cost of printing, handling, translating and mailing the candidate's statement; 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.

REGULAR CALENDAR:

SNACKBAR LEASE AGREEMENT WITH WOODLAND LITTLE LEAGUE:

Mayor Rominger inquired about early termination of the lease. She said the proposed lease states that Woodland Little League's failure or refusal to pay any fees required to be paid by it within fifteen days will constitute a default. She said she wanted to include taxes, assessments or fees following written notice of such arrearage from the City or other taxing agency.

City Attorney Ann Siprelle said that those taxes are to be paid under paragraph 16 of the lease, and she said that paragraph could be referenced.

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council approved the lease agreement as modified with Woodland Little League for use and maintenance of snackbars at City baseball fields (Clark Field, Buchignani Field, Camarena Field and Klenhard Complex).

UPDATE OF STREET MASTER PLAN:

Traffic Engineer Bruce Pollard made a presentation on the update of the City Street Master Plan (SMP). He said the purpose is to identify roadway deficiencies under existing conditions and in two horizon years, 2005 and 2020. The SMP also proposes improvements to maintain the system at an acceptable level of service as defined in the General Plan. The SMP also contains cost estimates for improvements and estimates new development's share or responsibility for those new improvements and then proposes a financing strategy. He outlined the process involved in the update. Under existing conditions, he said, all roadways are operating at acceptable levels of service in accordance with the 1996 General Plan Policies. Two intersections identified in the General Plan as not operating at acceptable levels of service were Kentucky and West Street and Court at East Street. There were changes to the SMP from the previous SMP and the Major Projects Financing Plan. That included dropping the following items: widening of Beamer Street, widening of Cleveland Street, widening of College Street, widening East Main Street to six lanes, widening of Gum Avenue, widening Johnston Street, widening Kentucky Avenue between West and County Road 98, widening Marshall Avenue, extending McKinley Avenue, widening Oak Avenue at Third, construction of a pedestrian crossing over Kentucky Avenue, and upgrading of arterial collector street lighting and upgrade of alleys. He said the widening projects were all dropped either because the capacity was not needed for additional lanes under the new modeling or change in land uses. Other street sections in the old plan were scheduled to be widened just to have a standard street section and were eliminated because of lack of funding and other factors. Extending McKinley Avenue would have required acquisition of one or two residential properties and that was not felt to be justified. Construction of the overcrossing at Kentucky Avenue was also determined not necessary. He said update of the arterial and street lighting did not have a funding source. Upgrading the alleys were removed because they are a pavement maintenance issue and not a capital improvement issue. He then outlined improvements projected for the years between 2005 and 2020. Conceptual cost estimates for the capital improvements total \$114 million between the years 1995 and 2020. Freeway and interchange improvements are 41 percent of the total cost, and project specific funding is 36 percent of all improvements. Development impacts are 28 percent of all improvements, and City responsibility is about 2 percent.

He then responded to questions from the City Council.

Tom Lumbrazo commented on the connection from County Road 25A from State Route 113 to County Road 102. He said the General Plan did not show this at all. The connection just stops at County Road 101, and he said it seems as if the City would want that connection. He said a more significant issue is the planned overcrossing at State Route 113, and he said it was determined from their modeling that the overcrossing may not be necessary if the Gibson Road overcrossing is utilized and the County Road 25A interchange as well. He submitted written commends for the Master Plan updates for Wastewater, Water, Storm Drainage and Streets, and Design Guidelines.

UPDATE OF UTILITY MASTER PLANS:

Associate Civil Engineer Ken Zeier reviewed the Water Master Plan update. He responded to questions from Council Member Borchard and Mayor Rominger.

Council Member Borchard expressed his concerns about subsidence and his support for utilization of groundwater.

Associate Civil Engineer Jon Tice reviewed the Sewer (wastewater) Master Plan update prepared by CH2M Hill. The Phase A portion of the Master Plan will be presented to the Council in early February with a request to continue with Phase B, which will be the more detailed part of the Master Plan involving the modeling of the existing and future systems. He said the Council received the document which provides the basis for the initial design layout work for the specific plan developer Turn of the Century and their engineering consultant. He said this document has conceptual wastewater facilities laid out to serve the new growth areas and complies with General Plan policies.

He then reviewed the Storm Drainage Master Plan update.

CONTRACT FOR POLL OF REGISTERED VOTERS:

The City Manager said on January 6 Council directed him to negotiate a contract for services to conduct a sample telephone poll of registered Woodland voters in regard to the possible local sales tax measure and related issues. After contacting additional pollsters, beyond the two interviewed by the Partners for Woodland Progress, he said he negotiated a contract for services with Godbe Research and Analysis, and he recommended approval of the contract which would involve one poll as opposed to a two-phase poll. He also recommended that Council set a date to take action on placing a local sales tax measure on the June 1998 ballot. He said two Council Members could be appointed to help finalize the language for the poll with the researcher.

On motion of Council Member Losoya, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved a contract with Godbe Research and Analysis for an amount not to exceed \$13,000, subject to approval of the City Attorney, to conduct a sample poll of registered voters.

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council appointed Council Members Ryhal and Borchard to work with the City Manager and City Attorney on the language of the poll of registered voters regarding a possible sales tax measure and scheduled a special meeting on February 10, 1998, 6:00 p.m. to take action on the sales tax measure.

The City Manager pointed out that it is a very legal and appropriate action

for the Council to conduct polls, and the poll is not in connection with any campaign for a sales tax measure.

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council extended the meeting from 10:30 p.m. until 11:00 p.m.

Council Member Flory temporarily left the Council meeting at 10:30 p.m.

FINAL FISCAL YEAR 1997-98 OPERATIONS AND MAINTENANCE BUDGETS:

Finance Director Margaret Vicars explained the changes in the Preliminary Fiscal Year 1997-98 Operations and Maintenance Budgets which was adopted in June of 1997.

Council comments and questions followed.

Council Member Flory returned to the Council meeting at 10:35 p.m.

Mayor Rominger said (with respect to the Recreation budget) she disagrees with the concept of the City providing funding for after school programs or day care services. She said parents are better suited to raise their children then government. Further Council discussion followed.

On motion of Council Member Flory, seconded by Council Member Losoya and carried by the following vote, the City Council adopted the Final Fiscal Year 1997-98 Operations and Maintenance budgets:

AYES: COUNCIL MEMBERS: Borchard, Flory, Losoya,

Ryhal

NOES: COUNCIL MEMBERS: Rominger

Mayor Rominger said she voted "no" on the adoption of the Final Operations and Maintenance Budgets because of expenditures for after school/day care programs.

FUTURE MEETING AGENDA ITEMS:

Council Member Ryhal requested a future meeting agenda item regarding day care program allocations.

Council Member Borchard requested a future report from Harrison Phipps regarding activities of the Water Resources Association.

ADJOURNMENT:

At 10:52 p.m. the meeting was adjourned to January 27, 1998, 7:00 p.m..

City Clerk of the City of Woodland

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