Council Chambers 300 First Street Woodland, California

February 18, 1997

The Woodland City Council met in special session at 6:00 p.m. in order to convene a closed session. Before the closed session the City Manager announced that the purpose of the closed session

was to discuss public employee appointment (Sec. 54957) regarding the job titles of Fire Chief and Assistant City Manager. Council Members present at the meeting were: Rominger, Borchard (arrived 6:05 p.m.), Flory (arrived 6:05 p.m.), Losoya, and Ryhal; Council Members absent: None. City Manager Kris Kristensen also attended the closed session.

The special session and closed session were adjourned at 6:50 p.m.

The Woodland City Council met in regular session at 7:02 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, Ruggiero, Siprelle, Barry, Wegener, Gualco, Rice,

Martin, Ostebo, Tice, Ahlgren, Zeier, Horgan, Moutinho

# **CITY MANAGER ANNOUNCEMENT:**

City Manager Kris Kristensen said the City Council just completed a closed session for a conference with legal counsel regarding public employee appointment (for the job titles of Fire Chief and Assistant City Manager) pursuant to the California Government Code. He said no action was taken.

## **MINUTES**:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of December 3, 1996, as prepared.

### ADDITION TO AGENDA:

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council agreed to add an item to the agenda regarding action taken at the February 4, 1997 Council meeting regarding appointing a fourth member to the Planning Commission.

### COMMUNICATIONS:

- 1. From Leslie Marcus a letter was received submitting her resignation from the Personnel Board. The City Clerk advised that Council Members Flory and Ryhal held interviews for Personnel Board on February 13, 1997 and may be prepared to recommend the appointment of two new members. An existing vacancy was created on the Board with the expired term of Ruth LaFollette. The Clerk advised she will prepare a letter of appreciation for Ms. Marcus.
- 2. From Food Bank of Yolo County, Woodland Volunteer Food Closet and Yolo Wayfarer Mission a letter was received requesting that the Council reconsider its policy for emergency food providers for 1998-99 CDBG funds and provide ongoing support to maintain their services. The City Clerk advised that this matter can be discussed at the April 15, 1997 hearing to consider 1997 CDBG fund allocations.

The Community Development Director said this request would not apply to the 1997 CDBG allocations.

3. From the Yolo County Board of Supervisors a letter was received requesting to make a presentation to the Council on welfare reform.

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council accepted the Board of Supervisors request to make a presentation to Council on welfare reform.

4. From the Yolo County Transit Authority a letter was received asking the Council to appoint a member and alternate to the Yolo County Transportation District. Effective July 1, 1997 the Yolo County Transit Authority will be replaced by the Yolo County Transportation District. Council Members Ryhal and Losoya both expressed an interest in being appointed as a member.

Council deferred action until March 4, 1997 on the appointment of a member and alternate to the Yolo County Transportation District.

5. From the Yolo County Transit Authority a letter was received asking the Council to attend a countywide visioning/ strategic planning workshop on transportation to be held either Saturday, March 15, or Saturday, March 22, 1997.

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council agreed to participate in the countywide visioning/strategic planning workshop on transportation.

Council Members stated that they could attend the workshop on either date.

6. From Finance Director Margaret Vicars a memo was received advising of

claims covering payroll and accounts payable paid by the City for January 1997.

7. From Susan Gonzalez a claim against the City was filed on behalf of her mother Harriet A. Potoski. The claim stated that Ms. Potoski fell on the sidewalk at the east entrance to Buchignani Field on September 4, 1997. The City's insurance representative recommended that Council reject the claim and referred it to them.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council rejected the claim against the City filed on behalf of Harriet A. Potoski and referred the claim to the City's insurance representative.

8. From the Yolo County Flood Control and Water Conservation District a letter was received requesting that the Council appoint a representative to the Water Management Scoping Committee.

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council appointed Council Member Borchard as the City representative to the Yolo County Flood Control and Water Conservation District.

9. From City Treasurer Ann Hanson a memo was received advising of investment activity for the month of January 1997.

## **COMMITTEE REPORTS:**

- 1. From Chief of Police Russ Smith a report was received transmitting the minutes of the Yolo County Communications Emergency Services Agency (YCCESA) Board meeting of January 8, 1997.
- 2. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo Solano Air Quality Management District Board meeting of January 8, 1997.
- 3. From the City Manager a report was received transmitting the minutes of the Water Resources Association of Yolo County meeting of January 10, 1997.
- 4. From Community Development Director Janet Ruggiero a report was received transmitting a summary of the East Street Corridor Specific Plan Workshop held January 29, 1997.
- 5. From the Community Development Director a report was received transmitting a summary of the economic development workshop held on February 3, 1997.
- 6. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of February 6, 1997, as

#### follows:

- a. Commission adopted Resolutions of Appreciation for Alex Seiberth and John Moore.
- b. Commission approved a comprehensive sign plan for the Sycamore Pointe Shopping Center, located at the southeast corner of Pioneer Avenue and East Main Street.
- c. Commission determined that the acquisition of property at the northwest corner of Branigan Avenue and Farnham Avenue for a park is consistent with the General Plan.

#### **PUBLIC COMMENT:**

Council Member Borchard announced that there was a ground breaking this afternoon for the site for the new Heidrick Ag History Center. He said many people attended. He said the Center will be a fine addition to our community acknowledging Yolo County agriculture and to history.

Mayor Rominger said she attended the last Sacramento Valley Division quarterly meeting in Gridley. She said four new people were added to the Division Board of Directors, and they heard a presentation by representatives from Yuba City on how to evacuate in times of emergency. The next quarterly meeting will be held in Colfax.

Council Member Borchard thanked the members of the Recruitment Committee for its efforts in getting more people from the public to apply for City boards and commissions.

### SKATEBOARD FACILITIES PRESENTATION:

Parks, Recreation and Community Services Director Tim Barry said Albert Fierro, Vice President of the Association of Bay Area Governments PLAN (Pooled Liability Assurance Network), has been invited to advise the Council on his experience with skateboard parks and risk management.

Albert Fierro of ABAG PLAN Corporation gave an overview of PLAN Corporation which has \$30 million in assets and self-insures San Francisco Bay Area cities as far south as Monterey and north to the Napa County Line. He said PLAN provides comprehensive coverage for all city operations, and he said he feels parks and recreation is an important element in providing good risk management for Woodland. He said the first skateboard park in Northern California was started in Benicia. There are now three skateboard parks within ABAG and a fourth park will be constructed in American Canyon. In the last ten years, he said there has not been one claim or lawsuit involving activities at the parks. He said he assisted the City of Davis in putting in its park, but he would not recommend

that type of facility. He said skateboarding is a health and safety recreational activity, and he said they have found there are other more risky activities. He said golf, gymnastics, baseball and basketball have a higher frequency exposure for the individual user. He said they feel the best way to provide an outlet for youth and young adults is to have a skateboard facility. He then briefed the Council on the formula for developing a facility. There first has to be planning with community involvement, including parents as well as persons involved in skating. Secondly there has to be professional risk management involved to make sure safety and liability issues are addressed. Third there has to be a professional landscape architect to structure the park so that it will last a long time.

Tony Gadis, skateboarder, said a site needs to be found quickly. He said he is helping to design the park, and he said buffers can be placed to help with noise problems.

Tim Barry said the Parks, Recreation and Community Services Commission will meet on February 19, 1997 to formulate a recommendation on the skateboard facility. He said the Council may consider the facility at its March 18, 1997 meeting.

# **REPORTS OF CITY MANAGER:**

## **CONSENT CALENDAR:**

Council Member Ryhal requested that the agenda item regarding the Flexible Spending Plan be removed from the Consent Calendar.

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

# RESOLUTION NO. 3980 - WEED ABATEMENT PROGRAM:

The City Council adopted Resolution No. 3980 declaring certain lots as seasonal and recurrent public nuisances, authorizing the Fire Chief or his representative to act as "Superintendent" in abatement of nuisances, setting April 15, 1997 as a hearing to permit property owners to voice objections, and directing the Fire Department Secretary to mail notices to property owners at least fourteen (14) days prior to date of the hearing.

# BID AWARD - NORTH PARK LOT 70 MINI PARK CONSTRUCTION:

The City Council awarded the bid for construction of the North Park Lot 70 Mini Park to Olympic Landscaping in the amount of \$17,841.

#### TREE REMOVAL PERMIT REQUIREMENT:

The City Council suspended the current street tree removal permit

requirement and directed staff to make the necessary revisions to the Tree Preservation Ordinance to eliminate the pruning and removal permit requirement.

#### GRANT DEED TO WOODLAND SOUTH INVESTORS:

The City Council authorized the City Manager to execute a grant deed granting Woodland South Investors an area of .0999 acre of land from the City of Woodland (Southeast School site/ park site).

### **REGULAR CALENDAR:**

# **WOODLAND ADULT SPORTS ASSOCIATION LEASE AGREEMENT:**

The Parks, Recreation and Community Services Director said Woodland Adult Sports Association (WASA) has an agreement with the City to maintain four lighted softball fields in Woodland (at Dubach Softball Complex and Harris Park Softball Field). The lease agreement began in August of 1994. The agreement was later refined in January of 1995 with a five year term. In April 1995 the agreement was amended to include WASA's operation of the Dubach snack bar. The lease agreement calls for the City to receive \$2,000 a year from WASA maintaining the infrastructure (underground) and another \$2,000 for snack bar operation. If the City costs exceed \$2,000 in a year the City can have WASA split the remaining costs on a 50/50 basis. The City and WASA split the cost of major vandalism on a 50/50 basis, with the City effecting the necessary repairs. He said his staff feels WASA is adhering to the terms of the agreement, and the problems in the past involved field maintenance and attention to detail. Now, he said repairs are getting done in the off season, so this has improved the maintenance issues. The challenges he said center around having a solid working relationship and communication with the WASA Board of Directors and staff. He said at times that has been rocky with change over in staff. Goals for next year are to make this maintenance arrangement work. He said a satisfaction survey was conducted, and he briefed the Council on the results of that survey. He said this report is being presented to Council because of concerns expressed by former Council Member Jack Slaven.

Council Member Borchard noted that overseeing the lease agreement takes a great deal of the Department Director's time, and he asked if this function could be delegated.

Mr. Barry said he is the primary contact for managing the WASA agreement for his department, and he delegates to Park Superintendent George Ahlgren the day to day operation and quality control. He said he was not certain he could delegate that authority down to an other level at this time.

Buck Ratliff, President of WASA, said he would like Mr. Slaven to first

express his concerns.

Jack Slaven said when the City Council approved a softball field lease agreement with WASA in 1994 he assumed Harris Park was still maintained by the City. He said he has been involved in sports in Woodland since 1950 and is very interested in the programs. He noted that all of the members of WASA have full time occupations, and he said WASA has undergone four turnovers since they started. He said WASA has had fine leadership. He said the adult softball program is the largest participant and spectator sport in Woodland with over 2,600 players. He said one of the main problems is that Woodland has not kept pace in terms of softball facilities. He said more studies and surveys are not needed. He said action is needed.

Buck Ratliff said WASA is requesting modification of its lease agreement. He said WASA is not heading in the right direction. In 1995 WASA spent \$42,000 for maintenance of the four softball fields. An additional \$2,600 was spent to have new dirt added to all four fields. In 1996 WASA spent \$40,500 on the fields. Also a lawn mower and an aerator were purchased last year. In 1995 vandalism to the light pole cost \$3,700. In 1996 there was another \$3,200 spent on light pole maintenance. He asked that for the remainder of the WASA lease to have the \$2,000 contribution for the Dubach snack bar that goes to the City be waived for the remainder of the lease which goes to 1999. He said \$11,000 was spent to upgrade the snack bar. Also, he said he would like an agreement on the emergency situations. He said if the City was maintaining the light poles the repairs would have been done more quickly. When the fields flooded it took several weeks to get something done, and he said he would like to have someone at the fields the next day after flooding occurs at Dubach. He said WASA feels that since these are City facilities, WASA should not be held responsible for vandalism at the facilities. He said the snack bar at Dubach should be WASA's responsibility. In regard to the hiring of outside contractors for maintenance problems he said there are quite a few people in WASA who are knowledgeable about repairs. He said there are electrical contractors who only charge for parts, and he said WASA wants the right to choose the contractor. In regard to Harris Park he said the Park is used by everyone in the City, and there is an agreement with the adult soccer program to let them use the fields to practice at no charge except for the lights. The seniors use the fields on Thursdays and Fridays, and the seniors do the field prep work and are not charged anything. He said WASA would like to take responsibility for the infields, preparing them before the games nightly and cleaning up the spectator areas and inside the restrooms. He said WASA schedules the fields for play and knows who is going to be on them. In the past WASA paid the City \$4,000 per year to help mow the fields, but he said he did not feel WASA should pay that. If the ball field was not there, the grass would still have to be mowed. He said there have been problems with the handicap drinking fountain at Harris field, and it needs to be replaced. He said WASA has shut it off because it leaks. The scoreboards at Harris Park and Dubach Fields need to be

replaced. He said most scoreboard companies guarantee their scoreboards for at least five years. He asked for some leniency to put up a scoreboard that would meet City approval, without beer commercials, etc. The cost to have a scoreboard installed is approximately \$25,000. He said Woodland Adult Sports sponsors two senior tournaments in March and September attracting 36 teams, and the City is losing revenue by not having an adequate softball facility. He said WASA realizes the City is not in good financial position, but is asking for some compensation for the light poles purchased last year and lost revenue at the snack bar. He said WASA would like the fees dropped for the remainder of the lease term. He said WASA is not in the business to make money but wants to run a softball program. He added that everyone enjoys coming to Woodland to play softball.

After Council discussion the Council agreed that Council Members Ryhal and Flory will meet with WASA representatives and staff to address the issues Mr. Ratliff discussed and bring recommendations back to Council.

# The City Council took a recess from 8:45 p.m. until 8:50 p.m.

### RESOLUTION NO. 3981 - FLEXIBLE SPENDING PLAN:

Human Resources Manager Dean Gualco said since 1995 the City has contacted annually with the Capital Management Group to provide employees with a Flexible Spending Account. This account allows employees to pay for medical and dependent obligations with pre-tax dollars. The maximum amount of pre-tax dollars allowable annually is \$975 for medical expenses and \$5,000 for dependent care. The City has agreed to provide a Flexible Spending Account to employees as part of each respective bargaining groups' Memorandum of Understanding. There are currently ten participants in the program. Employer expenses related to this program total \$780 annually (\$50 monthly which is a decrease from \$125 monthly in 1996), \$150 for preparation of the IRS 5500 Form and \$3 per person annual enrollment fee. He said this cost is included in the current budget.

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council adopted Resolution No. 3981 renewing a contract with Capital Management Group to provide employees with a Flexible Spending Account.

## YOUTH CONNECTIONS PROGRAM:

Recreation Program Manager Dan Rice said staff has been working with Woodland Joint Unified School District staff to develop programs funded by the Office of Community Challenge Grant. The among the programs is the Youth Connections Program. The goal of this program is to reduce teenage pregnancy and fatherlessness in Yolo County by targeting the highest risk populations in Woodland and West Sacramento through a variety of prevention strategies:

mentoring, support groups, service learning, life skills training, after school enrichment and recreation programs, parent support and family events. Through a Memorandum of Understanding the grant will provide \$12,000 for the City to assist in identifying and recruiting potential mentors, expand after school recreational and enrichment programs, assist with planning and implementing family events, assist with data collection and evaluation processes in compliance with program requirements, maintain and provide documentation of project activities and expenditures, and participate in Youth Connections partnership meetings to coordinate program activities. He said at this point there is no specific work plan but that will be developed.

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council approved the Memorandum of Understanding between Woodland Joint Unified School District and the City of Woodland for the Youth Connections Program.

# **GENERAL PLAN IMPLEMENTATION ISSUES/SCHEDULE:**

Community Development Director Janet Ruggiero outlined issues involved with implementation of the General Plan. She said each element of the General Plan contains policies requiring implementation. Council received a copy of the implementation schedule indicating the department responsible for each item, the time frame for implementation and which are priority items. Two of the priority items are preparation of the Utility Master Plans and the Urban Reserve study. Council received a five-year time line for residential development which indicates the task and the year estimated for completion (see Exhibit A). She said the time line for commercial and industrial development is similar to this schedule except that a Specific Plan would not be required. She said one of the General Plan implementation measures is that the City Council receive an annual update on housing and population growth, and regional growth projections. She said staff gathered information which shows that January 1, 1996 will serve as the base year for subsequent annual reviews. Population projections for Woodland are: January 1, 1996 - 43,250 and January 1, 1997 - 43,980, indicating a 1.69 percent increase. Woodland population growth is calculated by net new housing units, assuming an average of 2.66 persons per household. The Yolo County and regional growth is calculated using SACOG growth estimates.

Mayor Rominger invited members of the audience to comment on the implementation schedule, time line for development and growth projections. She said the Urban Limit Line comments will be saved for the next segment of the discussion.

Dave Taormino said last year just less than 300 homes were sold in the Southeast Area, and at that rate they will be built out, if there is no increase, by the year 2000. Realistically they will be built out by 1998 or 1999. He said there

may be one to two years when no new homes are built and this creates a roller coaster effect giving unstable housing prices. He encouraged the Council to look at ways of assuring there will be a continual supply of new homes.

Rick Elkins, representing Chrysalis Group, said in light of the Community Development Department's extensive work program and the extreme length of the last specific plan not everything goes as it is supposed to. He said he believes the plan can be shortened to two years. He said the City of Woodland should take a look at the City of Lincoln, City of Roseville, and the City of Folsom and how they did their plans in less than two years. He said the benefit to the community of doing a plan in less than two years is that you do not have to start building. When a plan is in place you do not have to start the housing, and that is a misconception. He urged the City to look at other methods of completing the specific plans. He had copies of specific plans for Twelve Bridges in Lincoln, Del Webb in Roseville, the Parkway in the City of Folsom.

The City Manager pointed out that the property for the specific plan in Roseville did not require an annexation process. He said the property the City of Woodland is dealing with has to go through annexation.

Mr. Elkins said in the three specific plans he mentioned the developers were very instrumental in expediting the process.

The City Manager said that is the kind of thing the City of Woodland is going to need to shorten the process. He said he meets regularly with other agencies, and they routinely have problems with getting annexations processed. He said those are issues this Council does not have direct control over.

Dudley Holman said he is concerned about the growth rate. He said with the General Plan election (November 5, 1996) the one issue that could be singled out is modest growth. He said through the many town hall meetings and study sessions regarding the General Plan the people said they wanted a guaranteed growth rate. He said a 1.7 percent growth rate is modest and would be less than that of Davis. He asked how the Plan can limit growth. He said currently the Plan indicates monitored growth. He said before anything gets going under construction there will probably be three more elections, so it is not the intent of this Council that is the primary concern but rather who will serve on the Council later and what principles they will have.

Council discussion followed regarding the time and issues involved in completing specific plans.

The Community Development Director said there is specific plan language with reference to the "provisions for development phasing to insure orderly and contiguous development consistent with the population projections of the General

Plan and the policy, specifically 1.8.7." She said this means there is a requirement to develop a phasing plan as part of the specific plan. There is also specific language for the selection of the area for the specific plan. She said the language addresses preparing and adopting one specific plan at a time versus multiple specific plans. The language also discusses the criteria used for selecting the area. She said to change that policy the General Plan would have to be amended.

Council Member Flory said it seems as if it should not take so long to process a specific plan.

The Community Development Director said she will bring a report back to Council at a later date regarding the processing of specific plans in other communities.

The City Manager pointed out that there were obstacles in the Southeast Area Specific Plan process, and there are scars today from that process. Circumstances surrounding those issues still remain today. He said the County has had difficulty agreeing on three annexations over the last three years.

Council Member Flory said we need to discuss if we can approach those obstacles sooner than the year 2000.

Vice Mayor Losoya said the voters did adopt the General Plan, and the Council is obligated to move as quickly as it can to implement the Plan. He said we do not need to place artificial barriers in front of us.

The Community Development Director said she wanted to make sure the Council approves the priority items for the General Plan implementation schedule, because staff intends to move forward with those.

Mayor Rominger invited comments regarding the Urban Limit Line.

Council Member Borchard said he would not participate in the discussion of the Urban Limit Line because he has a conflict of interest. Mayor Rominger said she also has a conflict of interest regarding the Urban Limit Line so she withdrew from the discussion.

The Community Development Director said one of the priorities is to study the location and financing for a permanent Urban Limit Line to the east and south. The financing also deals with the fact that the Plan establishes a permanent Urban Limit Line along the west and to the north, and the implementation program talks about the development of the programs we would use to insure that permanency exists. The issue before the Council is to determine how best to look at those locations. The location of the Line is important especially as it relates to the Master Plans. She said staff suggests that a task force look at this issue with

representatives from the following groups: City Council, Planning Commission, Yolo County, Local Agency Formation Commission, Yolo County Farm Bureau, Agricultural Trust or Resource Conservation District, Chamber of Commerce, and development community. Especially important are the County and the Farm Bureau. If Council concurs with the concept, she asked that Council consider the membership of the task force and the Council representative.

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote (Mayor Rominger and Council Member Borchard abstained), the City Council approved the formation of the Urban Limit Line Task Force, appointed Council Member Ryhal as the Council representative to the Task Force, and requested that the County of Yolo appoint an elected official to the Task Force.

#### **UTILITY MASTER PLANS:**

Director of Public Works Gary Wegener said infrastructure master plans for roads, water, sewer, and storm drainage provide design requirements for new development as well as the basis for determining development fees for projects that have area or City wide significance. Council received schedules for the four major infrastructure areas. Major issues to be addressed include: roadway widths, particularly in residential neighborhoods; East Street Specific Plan and related traffic circulation issues; one-way couplet in Downtown area; Urban Limit Lines to the south and the west impacting decision on utility trunk sizes; surface water supply opportunities, needs, and financial viability; storm drain system improvements in the existing developed areas in light of past decisions and heavy rainfall in recent years; and funding requirements for existing development where there is joint funding on projects required for new development. He said staff proposes to address initial aspects of the Urban Reserve study as part of the infrastructure master plans with no additional costs to the City's General Fund. This would include (1) a compilation and preliminary evaluation of the flood threat information available through various sources (cost of \$2,000) and (2) an odor/buffer zone assessment of the Wastewater Treatment Plant (preliminary estimates are \$80,000 for the study).

Senior Civil Engineer Mike Horgan discussed and responded to questions regarding the utility master plans.

Tom Lombrazo said to give the development community clear ideas about what is happening he encouraged the Council to have the specific plan process and master plan process run concurrently rather than sequentially.

The City Manager said staff would like an indication about what the Council would like to do with respect to the Urban Reserve Study, particularly funding.

The Community Development Director said staff feels the Master Plans and the Urban Reserve Study are definitely related, and the last time staff brought the Urban Reserve Study to Council was to look at other sources of funding and do it on a task basis versus the whole issue at the same time. She said if Council supports the preliminary evaluation of flood threat information and the odor/buffer zone assessment of the Wastewater Treatment Plan, the Public Works staff can put these into the scope of work and bring the contracts back to Council for approval.

Council Member Flory questioned the \$80,000 estimate for the odor/buffer zone assessment.

The Director of Public Works said staff is requesting approval of the concept, and he will request final approval of the detail of the study at a later date.

The Community Development Director said in regard to the timing of the specific plan versus the Utility Master Plans, it is important to look at how the Master Plans are put together. She said these Plans layout the basic skeleton and do not specifically denote, for example, the exact location of streets. The exact location is determined at the specific plan stage. She said the Master Plans do the entire area to make sure that the trunk lines all work together and not piecemeal. Because there are policy questions that apply to the entire area she said staff is suggesting that the Master Plans come first.

Mayor Rominger asked if staff has direction.

The City Manager said he does not have clear direction. He said he understood that the Council wants the staff to come back with a method by which the City could fund the Urban Reserve Study. He said the Council seems agreeable to that, and staff can take the steps necessary to start that process.

Council Member Flory said Council does not want the City to put any money up front for the study. He said if people want to build in the Urban Reserve area they should pay for the study. He said he agreed the City should proceed with the odor-buffer zone assessment for the Wastewater Treatment Plant.

Council Member Ryhal said he supported the portion of the Urban Reserve Study regarding the evaluation of flood threat information to see if that is a viable area to build in. He said he could not see spending \$80,000 for an odor/buffer zone study.

The Director of Public Works said he could set up a meeting with the Regional Board staff just to discuss the permit issues.

On motion of Council Member Losoya, 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.

The Director of Public Works said the sooner the City addresses the issue and figures out if the City has exposure with respect to odor the more options the City will have in terms of land development. He suggested staff bring back to Council a refined scope of work. With respect to the flood information he said it would be good to hire a professional engineering firm, such as Borcalli and Associates for an evaluation.

Council Member Flory said he had no problem proceeding with the evaluation of flood threat information in the Urban Reserve area.

Vice Mayor Losoya and Mayor Rominger said they supported studying both the flood information as well as the odor/buffer zone. Mayor Rominger said staff now has direction from Council to proceed with the flood study and bring back more refined information on the odor/buffer zone assessment.

# FINAL FY 1996-97 OPERATIONS AND MAINTENANCE BUDGETS:

Finance Director Margaret Vicars briefed the Council on the changes to the final FY 1996-97 Operations and Maintenance Budgets.

On motion of Council Member Flory, seconded by Council Member Losoya and carried by unanimous vote, the City Council adopted the Final Fiscal Year 1996-97 Operations and Maintenance Budgets.

# REPLACEMENT POLICE PATROL VEHICLE/UNMARKED POLICE DETECTIVE VEHICLE:

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved the purchase of a replacement vehicle for Patrol Unit #199 in an amount not to exceed \$24,500 from reserve funds in Fund 10, Equipment Service and Replacement through the State of California Office of Procurement; and authorized the purchase of one detective (unmarked) car in the amount of \$16,117.30 through a cooperative purchase with the State of California office of Procurement.

# <u>APPLICATION FOR STATE OFFICE OF TRAFFIC SAFETY GRANT FUNDS:</u>

Council was advised that the application for State Office of Traffic Safety Grant funds was pulled from the agenda.

# ORCHARD SUPER HARDWARE AGREEMENT/CAPITAL BUDGET REVISIONS:

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council approved and authorized the Mayor to execute the improvement agreement for Orchard Super Hardware, and approved a revised Project Programming Summary for Project No. 95-21 for the current Capital Budget.

## WATER RESOURCES ASSOCIATION REPRESENTATIVE:

On motion of Council Member Flory, seconded by Council Member Losoya and carried by unanimous vote, the City Council appointed Council Member Borchard as the City representative to the Water Resources Association of Yolo County and appointed Council Member Ryhal as the alternate.

# **PERSONNEL BOARD APPOINTMENT:**

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council appointed Dr. Wim F. van Muyden as a member of the Personnel Board for a term expiring December 31, 2000.

Council Members Ryhal and Flory said they will interview the fourth candidate before recommending a second appointment to the Personnel Board.

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council extended the meeting from 11:00 p.m. until 11:15 p.m.

### **PLANNING COMMISSION APPOINTMENT:**

Council agreed that Council Member Flory and Mayor Rominger will interview any additional applicants for Planning Commission, and Council will consider the appointment at the February 25, 1997 Council meeting.

## **ADJOURNMENT:**

Αt	11:04	p.m.	the	meeting	ı was ad <sup>.</sup>	iourned	to Fe	ebruarv	/ 25	. 1997	. 7:00	p.m

City Clerk of the City of Woodland	