Council Chambers 300 First Street Woodland, California

May 3, 1994

The Woodland City Council convened a special session at 7:00 p.m. and immediately adjourned to closed session in the Second Floor Conference Room of City Hall to discuss Public Employee Performance Evaluation, Government Code Section 54957, regarding City Manager and City Attorney. Council Members present at the meeting were: Sandy, Borchard, Flory, Rominger, and Slaven; absent: none. No staff members were present at the meeting.

Council adjourned the closed session and the special session at 7:33 p.m.

The Woodland City Council met in regular session at 7:38 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Sandy 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: Sandy, Borchard, Rominger, Slaven, Flory

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Nies, Siprelle, Rice, Bryan, Wegener, Gatie,

Buchanan, Pinegar, Ruggiero, Barry, Dahl, Hanson,

Medina

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 7:00 p.m. until 7:33 p.m. to discuss public employee performance evaluation permitted under State Government Code Section 54957, regarding the City Manager and the City Attorney. He said no Council action was taken at the meeting.

The Woodland City Council met in regular session at 7:38 p.m. in the City Hall Council Chambers.

MINUTES:

No City Council minutes were submitted for Council approval.

COMMUNICATIONS:

1. From Lewis D. Bojorquez, Sr. two claims against the City were received. The City's insurance representative recommended that Council reject the claims and refer the claims to them.

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council rejected two claims against the City filed by Lewis D. Bojorquez, Sr. and referred the claims to the City insurance representative.

- 2. From the State Department of Alcoholic Beverage Control (ABC) a copy of an application was received for an on sale beer and wine (eating place) license for Rocky's Catering and Restaurant, 808 Main Street. Council was advised that Police Lieutenant Del Hanson said the Police Department has no problem with the issuance of the license but is placing some conditions on the application with ABC.
- 3. From Richard Hoppin, attorney, an appeal was received regarding the Planning Commission's denial of the Campbell Lot Split-Tentative Map No. 4176. The property is located at the northwest corner of Walnut and Woodland Avenue. The Council also received a notice of appeal from the City Manager regarding the Planning Commission's approval of the variance for the rear yard setback for the Campbell project. Both of these actions were taken by the Planning Commission on April 7, 1994.

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council set May 17, 1994 for a hearing on the appeals filed regarding Planning Commission action on the variance and tentative map for property at the northwest corner of Walnut and Woodland Avenue.

4. From Jim Hilliard, President of the Woodland Chamber of Commerce, a letter was received encouraging the Council to support: (1) the Water Resources Association of Yolo County; (2) the proposed groundwater recharge and recovery program along Cache Creek by the Yolo County Flood Control and Water Conservation District; (3) the investigation for flood control along the lower reach of Cache Creek by the U.S. Army Corps of Engineers; and (4) the efforts by Yolo County to formulate a Resources Management Plan along Cache Creek.

COMMITTEE REPORTS:

- 1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of March 7, 17 and 21, 1994. No Council action was necessary.
- 2. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo County Transit Authority Board meeting of March 23, 1994. No Council action was necessary.
- 3. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historic Preservation Commission meeting of April 12, 1994. No Council action was necessary.
 - 4. From the Community Development Director a report was received

summarizing the progress of the Yolo County Habitat Management Program for the period of March 1 through March 31, 1994. No Council action was necessary.

- 5. From Parks and Recreation Director Tim Barry a report was received summarizing action taken at the Commission on Aging meeting of April 12, 1994. No Council action was necessary.
- 6. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of April 21, 1994, as follows:
 - (a)Commission approved the revised Tentative Map No. 4060 and conditional use permit for Camray to replace a 1+ acre mini-park with three lots for single family homes to allow the lots depths of 80 feet for cul-de-sac and elbow lots.
 - (b)Commission recommended abandonment for Lot A in President's Park Unit No. 1 (Garfield Place Pedestrian Walkway). (Council on April 26, 1994 set a May 17, 1994 hearing for this item.)
 - (c)Commission recommended approval of the Development Agreement and Ordinance for the Walgreens project. (Council adopted this ordinance approving the agreement later in the meeting.)

PUBLIC COMMENT:

Grace Hiddleson said she wanted the Council to be aware that there is a low vision group, called "Out of Sight," to help those with vision problems.

Mayor Sandy thanked Michael Steiner and Dudley Holman for serving as camera operators.

Marie Bryan, Library Services Director, announced a fund raiser for the Woodland Public Library. She said on May 21, 1994, at 8:00 p.m. at the Woodland Opera House the Library is hosting a production of "The Golden Gyre" by Daniel Kingman from Sacramento State University and former musical director of the Camelia Symphony. She said the production is based on the letters and diaries of the people who came to California during the California gold rush. On May 17 she said there will be a family program by Eleanor Wilson from Oroville regarding "Patty Reeds Doll" which is the story of the Donner Party. On May 18 J. S. Holiday, the author of the "World Rushed In", will make a presentation at the Leake Room of the Library. She said tickets are now on sale. She added that five generous underwriters have underwritten the entire cost of the Opera House production.

WESTSIDE TRIBUTARIES DRAFT RECONNAISSANCE REPORT:

Irene Davies, project manager with the Army Corps of Engineers, made a presentation on the Westside Tributaries draft Reconnaissance Report regarding Cache Creek flood protection. She outlined their objective, the final results and future actions. She said the study covered the Westside Tributaries to the Yolo Bypass, the Putah Creek Basin, Cache Creek Basin and the Willow Slough Basin area. The flooding problems were focused on the Davis and Woodland areas. She said in 1983 an estimated 20 year flood event occurred breaking several levees. The flood plain delineation from Cache Creek which causes significant flooding to Woodland and Yolo, and the depth of the flow would be from one to three or four feet. The economists have estimated the total property values within the flood plain area to be about \$1.1 billion.

Sally Oliver said she had a 1976 map on display which shows a different view as to the flood plain. She said the study by the Army Corps of Engineers is not a solution to possible flooding of Woodland but an attempt by Yolo County Flood Control, the gravel industry, and the Yolo County Board of Supervisors to have the taxpayers pay millions of dollars to subsidize their poor management practices on Cache Creek.

The City Manager pointed out that City staff and FEMA (Federal Emergency Management Agency) representatives are scheduled to meet later this week to discuss what ramifications the Corps report has on FEMA's flood plain maps. He said FEMA's maps dictate what kinds of flood insurance requirements there are and what kind of building requirements there are. He said the maps in place now are dated in the early 1980's. He said they do not know what FEMA will do with the data.

Mayor Sandy said Council would appreciate a response from City staff to the report.

The City Manager said former Public Works Director Al Hiatt was asked to review the Reconnaissance Study, and Council received a copy of his response.

Mayor Sandy asked that a letter of appreciation be sent to Al Hiatt.

PROCLAMATION FOR HISTORIC PRESERVATION WEEK:

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council proclaimed May 8 - 14, 1994 as Historic Preservation Week in Woodland.

Mayor Sandy presented the proclamation to Historic Preservation Commission Member Marcia Cary.

PROCLAMATION FOR PUBLIC WORKS WEEK:

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council proclaimed May 15 - 21, 1994 as Public

Works Week.

Mayor Sandy presented the proclamation to Utilities Superintendent Bob Dahl.

PROCLAMATION FOR WATER AWARENESS MONTH:

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council proclaimed May as Water Awareness Month.

Mayor Sandy presented Water Awareness Awards for the following organizations: Woodland Daily Democrat, Woodland Joint Unified School District, Yolo County Resource Conservation District, and City of Woodland Parks and Recreation Department.

PROCLAMATION FOR OLDER AMERICANS MONTH:

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council proclaimed May as Older Americans Month.

Mayor Sandy presented the proclamation to Commission on Aging Member Hope Mata.

HISTORIC PRESERVATION AWARDS:

Marcia Cary, Historical Preservation Commission Member, showed slides of properties for which historic preservation awards were given:

- 1.Tom and Meg Stallard for the rehabilitation of an historic downtown building, Krellenberg Court, 722-726 Main Street, Woodland
- 2.David Tarpon, administrator, for the facade improvements at Woodland Skilled Nursing Facility, 678 Third Street
- 3.Steve Taylor, general Manager, for the facade improvements and renovation at Pacific International Rice Mill, 845 Kentucky Avenue
- 4. Joseph Scalmanini and Mary Hendrickson for the facade improvements and renovation at Luhdorf and Scalmanini Consulting Engineers, 500 First Street
- 5.Timothy Johnson for the historic sign restoration at Timothy's Bakery, 422 Main Street

Ms. Cary and Associate Planner Ron Pinegar then presented awards to those recipients who were present: Tom and Meg Stallard and Steve Taylor.

HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS:

Mayor Sandy said this time was set for a hearing to consider the use of Community Development Block Grant funds for 1994-95.

Senior Planner Howard Nies said this is the second public hearing scheduled for the 1994-95 CDBG funds, and he said at the conclusion of the hearing the Council can act on the recommendations.

Mayor Sandy opened the public hearing, and the following persons spoke: Barbara Dupree, Yolo Hospice; Pastor Don Wells, Leisureville Mobile Home Park; and Judy O'Neill, Citizens Who Care.

There being no further comments, the Mayor closed the hearing. After Council discussion, the following action was taken:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the Council approved 1994 Community Development Block Grant Entitlement City Program funds as follows:

Community Based Organizations

Food Closet	\$ 10,000
Feed the Hungry	18,100
Family Service Agency	12,320
Yolo Hospice	10,000
Child Sexual Abuse	7,860
Adult Day Health	7,860
Youth Recreation Scholarship Fund	7,860

Total \$ 74,000

Requests from Other Agencies

CHOC (Hotel Woodland Rehabilitation)	\$ 42,000
Leisureville Leverage Funds	275,000
Summer House Expansion	25,000
Southern Pacific Depot Rehabilitation	20,000

<u>Administration</u>

Handicap Needs Assessment	\$ 15,000
Staff administration	62,000
Fair Housing <u>18,000</u>	
Total \$531,000	

REPORTS OF CITY MANAGER:

HOME FUNDS FOR LEISUREVILLE MOBILE HOME PARK PROJECT:

Mayor Sandy said a member of the audience has requested that the HOME fund application for Leisureville Mobile Home Park be considered now instead of later as scheduled on the agenda. Council agreed.

Senior Planner Howard Nies said the City has received an application from Leisureville Community Association requesting that the City Council sponsor a HOME application for their mobile home park for \$1,000,000.

Resolution No. 3807:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3807 authorizing the submittal of the HOME application to the State Department of Housing and Community Development for the Leisureville Project.

CONSENT CALENDAR:

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

BID CALL FOR FREEMAN PARK RESTROOM RENOVATION:

The City Council authorized the bid call for the Freeman Park restroom renovation project.

TRANSFER AGREEMENT FOR SPRINGLAKE FIRE DISTRICT APPARATUS:

The City Council authorized the City Manager to sign Springlake Fire Protection District Agreement 94-1, an agreement for the temporary use of rural fire apparatus and authorized the sale of two surplus rural fire engines to the Willow Oak and Elkhorn Fire Districts for the sum of one dollar each.

Council took a recess from 8:48 p.m. until 8:57 p.m.

REGULAR CALENDAR:

DRAFT FY 1994-95 OPERATIONS AND MAINTENANCE BUDGET:

The City Manager explained to Council the relationship between the Fiscal Year 1994-95 Operations and Maintenance Budget and the proposed City-wide Parks and Landscaping Maintenance District and the City-wide Road Maintenance Assessments. He said the general fund will have a shortfall and staff has had to cutback expenses in order to balance. The budget also does not have the kind of road maintenance funding to do an adequate job, and the budget only gives partial funding on replacement of the emergency communications equipment. The two assessment district proposals are attempts to generate revenues to offset those proposed budget cuts --to deal with increased funding for roads and to deal with some method of freeing up general fund dollars necessary to pay for the City's share of the communications equipment. He said the budget and the districts are meant to be dealt with separately. He said the draft 1994-95 Budget which Council Members received is an accumulation of the operations and maintenance funds and does not deal with the Capital Budget. He said the general fund portion deals with about three-quarters of the overall operations and maintenance budget, and he gave Council a narrative of the budget. He said based on instructions from Council in February the budget reduces expenses in non-public safety service areas, mainly Parks and Recreation Department and Public Works Department. The budget eliminates ball maintenance, eliminates the vast majority of the City's tree maintenance program, reduces hours for the Municipal Pool, eliminates contributions to the gymnastics program and Folkloric, eliminates the child care program budget, eliminates the park concert program, reduces the number of hours the Parks and Recreation Department is open to the public, and eliminates the City's concrete repair program. The anticipated expenses in the FY 1994-95 Budget total about \$15,200,000 compared with revenues in the General Fund of \$15,400,000. He said this leaves a cushion of about \$200,000 which can be used toward State budget actions. He said the budget anticipates no changes in compensation levels. The budget also includes just \$25,000 for cable access. He said with development in the Southeast Area there will be the need to rehire a third building inspector, and the economic development strategy will require funds. He requested two actions from the Council. First is setting a review process for the budget on May 24, and second is authorizing the issuance of layoff notices.

After some discussion Council took the following action:

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council set the draft Fiscal Year 1994-95 City Operations and Maintenance Budget for discussion at the Council's adjourned regular meeting 7:00 p.m., Tuesday, May 24, 1994; and the City Council authorized the issuance of related layoff notices pursuant to the draft budget in accordance with the City's layoff procedures.

PARKS MAINTENANCE AND LANDSCAPING DISTRICT/ROAD MAINTENANCE ASSESSMENTS:

Director of Public Works Gary Wegener said three resolutions have been presented to Council to continue the process to indicate the Council's intention to form the City-wide Park Maintenance and Landscaping District and the City-wide Road Maintenance Assessments. This allows the staff to formalize the engineer's report, set the public hearings, and provide for June 21 action to receive protests and consider adoption of the proposed districts. He said there will be public meetings on the districts on May 24, 1994 and June 14, 1994. The two engineering reports which would be adopted by the resolutions of intention set the upper limit on the scope of services and the assessments that could be included in the districts; however, he said, at any time during the hearing process and prior to actual formation the scope and assessments can be modified downward by the Council. Council received preliminary assessments for the two districts. Council also received a copy of an open letter to the community regarding the proposed districts which will contain each Council Member's name.

The following persons offered comments on the proposed districts: Jess Powell, Wayne Berlin and Georgia Cochran.

Resolution Nos. 3808, 3809 and 3810:

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council adopted Resolution No. 3808 initiating proceedings and appointing the engineer for the proposed City-wide Parks Maintenance and Landscaping District; adopted Resolution No. 3809, a Resolution of Intention to form a City-wide Parks Maintenance and Landscaping District; adopted Resolution No. 3810, a Resolution of Intention to levy and collect assessments for City-wide Road Maintenance Assessments; and authorized preparation and sending of information mailers and the required legal notices (at a cost not to exceed \$5,000) related to the Road Maintenance Assessments and the Parks Maintenance and Landscaping District.

GENERAL PLAN UPDATE:

Community Development Director Janet Ruggiero informing the Council of the progress of the General Plan update reported that staff has met with every City Commission and Board asking them to develop a list of the needs of the City over the next 20 years from their perspective. She said the only commissions they did not meet with are the Tree Commission and the Board of Building Appeals. She said her staff expects to receive these lists by the middle of May, and the staff has also met with the Yuba College Board of Trustees and the Yolo County Superintendent of Schools making the same request. At last night's Woodland Joint Unified School District/City 3 x 2 meeting staff also discussed their need issues. Staff will also be meeting with the Yolo County Transit Authority in early June for additional information from them. She said the statistical update for the

Plan has been completed, and staff is reviewing a preliminary draft of services that will be needed from the consultants. She said data such as the Reconnaissance Plan adds to the complications in terms of how to address the issues. The next step will be compiling the lists of the commissions and seeking the services of a consultant. She said staff is still trying to stick with the early 1995 deadline for adoption of the Plan.

UNPAID CITY BUSINESS LICENSE REGISTRATION FEES:

The Community Development Director reported that as of January this year there were approximately 200 businesses which had not paid for renewal of their business licenses. She said every business was telephoned to determine if they were still in business, and if the address and business name or owner were the same. An April letter was sent requesting payment no later than April 22, 1994, and by April 22 fifteen had paid and ten had cancelled. Since then three additional cancellations were received bringing the list down to 57 businesses which had not paid.

Assistant City Attorney Ann Siprelle outlined several options to attempt to collect the fees. After some discussion, the following action was taken:

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council directed staff to seek civil action to collect delinquent business license fees not paid for Fiscal Year 1993-94 through small claims court plus penalties sufficient to recover costs of trying to collect fees.

DICK KLENHARD BALLFIELD MASTER PLAN/FREEMAN PARK MASTER PLAN:

Parks and Recreation Director Tim Barry presented to Council master plans for the renovation of Freeman Park and the Klenhard Youth Sports Facility. He said CDBG funds will be used for about \$140,000 in improvements to Freeman Park which will include playground equipment, a basketball court, improved lighting to the park, and tearing down the old restroom and building a new restroom. He said the plan includes volunteer projects, in-kind donations and funding to accomplish those projects.

Landscape Architect Paul Deering briefed the Council on both master plans.

Council discussed with Mr. Deering the various elements of the Freeman Park improvements and the Klenhard Ballfield Complex.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved the master plans for future renovation and development of Freeman Park and the Phase I park in the Southeast Area, Dick Klenhard Youth Ballfield Complex.

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

NUISANCE ABATEMENT CONTRACT FOR COLLEGE AND COURT STREET PROPERTY:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council awarded the bid for demolition of buildings at College and Court Streets (Gilmartin property) to House Demolition and Land Clearing for an amount not to exceed \$37,000 and instructed staff to take the necessary action to file a lien against the property owners.

RESOLUTION NO. 3811 - HISTORIC PRESERVATION:

Associate Planner Ron Pinegar said the Historical Preservation Commission feels that with the on-going programs which the Commission gets involved in make it quite likely the City can qualify to become a Certified Local Government (CLG). By becoming a CLG the City can apply for Federal grant money through the Office of Historic Preservation. He said he attended a workshop in October of 1993, and it is anticipated that pass-through funds from the Federal Government to the State of California for 1994 would be approximately \$100,000. There are currently 30 jurisdictions that are Certified Local Governments. He said the City would be involved in competing for these funds, and part of the process involves allowing different jurisdictions to obtain the funds so the City's chances would be quite good.

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council adopted Resolution No. 3811 approving the certification agreement and application for the City of Woodland to become a Certified Local Government (CLG) under the Certified Local Government Historic Preservation Program; and the City Council authorized the mayor to sign the documents so that the City can become a Certified Local Government.

HABITAT MANAGEMENT PROGRAM ADVISORY COMMITTEE:

The Council received a description of the Habitat Management Program Advisory Committee which is intended to be established to provide the steering committee and the consultant with a sounding board and provide advice during the preparation of the Yolo County Habitat Management Program.

Vice Mayor Rominger suggested adding to the list of the groups proposed to receive invitation letters to participate American Farmland Trusts. The Community Development Director said the American Farmland Trusts is working with the

consultant for the Habitat Management Program. Vice Mayor Rominger said Business Industry Association (BIA) should also be on the list, and she asked about the gravel interests.

The Community Development Director said Friends of Cache Creek should also be included.

Mayor Rominger said the Yolo County Farmland and Open Space Committee which is on-going should be included.

The Community Development Director said the committee is actually a forum intended to be geographically and politically diverse.

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the description of the Habitat Management Program Advisory Committee; and appointed Mayor Gary Sandy to represent the City on the Committee.

PURCHASE OF STREET MAINTENANCE BROOM SWEEPER:

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council authorized the calling of bids for one towable street broom (pull-broom).

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council extended the meeting from 11:15 p.m. until 11:30 p.m.

CHANGING COUNCIL MEETING TIME:

After some discussion Council directed the City Attorney to prepare an ordinance to amend the City Code to start Council meetings at 7:00 p.m. instead of 7:30 p.m. and end at 10:30 p.m. instead of 11:00 p.m.

RESIGNATION OF FINANCE DIRECTOR:

The City Manager announced that Peter Woodruff has submitted his resignation as the City's Finance Director to take a position in the City of Pacific Grove. His last day with the City of Woodland will be May 31, 1994. He said this is a tremendous loss for the City, and a recruitment process will begin in one week. He anticipated a replacement at the earliest by the end of July.

ORDINANCE NO. 1247 - WALGREENS DEVELOPMENT AGREEMENT:

On motion of Council Member Rominger, seconded by Council Member Slaven, and

carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1247 approving the development agreement between the City of Woodland and Walgreens.

ORDINANCE NO. 1248 - PREZONING NORTH KENTUCKY PARTNERS PROPERTY:

On motion of Council Member Rominger, seconded by Council Member Borchard, and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1248 prezoning the North Kentucky Partners property to C-3 Service Commercial.

ORDINANCE NO. 1249 - ZONING ORDINANCE AMENDMENTS/COMMERCIAL ZONE:

On motion of Council Member Rominger, seconded by Council Member Borchard, and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1249 amending the Zoning Ordinance to allow the Community Development Department to initiate amendments to the Zoning Ordinance and to increase the maximum size of the C-1 Neighborhood Commercial Zone to 15 acres.

ADJOURNMENT:

At 11:19 p.m. the Coun	cil meeting was adjourned
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City Clerk of the City of Woodland	