Council Chambers 300 First Street Woodland, California

September 21, 1993

The Woodland City Council met in regular session at 7:32 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Rominger 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, Flory, Crescione, Sandy, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Murphy, Wegener, O'Toole, Woodruff,

Buchanan, Bryan, Barry, Horgan, Tice, Smith, Wilson

MINUTES:

On motion of Council Member Flory, seconded Council Member Sandy and carried by unanimous vote, the City Council approved the minutes of the regular meeting of June 1, 1993, as prepared.

COMMUNICATIONS:

1. From Diane Vermazen, Woodland homeowner, a letter was received asking that the Council adopt a no smoking ordinance, particularly with respect to restaurants in Woodland.

Council directed the City Clerk to mail a copy of the letter to the Chamber of Commerce.

2. From Joseph and Emily Rocco, Woodland resident, a letter was received also urging the Council to adopt no smoking regulations in public places in Woodland.

Council directed the City Clerk to send the letter to the Chamber of Commerce.

- 3. From Finance Director Peter Woodruff a memo was received advising of claims covering payroll and accounts payable paid by the City for the month of August 1993. No Council action was necessary.
- 4. From Edith Marae Kuehnau a claim against the City was received in the amount of \$5,000 in connection with the towing of her vehicle on April 28, 1993. The

City's insurance representative recommended that Council reject the claim and refer it to them.

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

5. From the Woodland Democratic Club a memo was received inviting Council to attend a program on Campaign Finance Reform to be held on September 20, 1993, at 7:30 p.m. in the Community Room at County Fair Mall. No Council action was necessary.

COMMITTEE REPORTS:

- 1. From City Manager Kris Kristensen a report was received transmitting the minutes of the Water Resources Association meetings of July 8 and August 12, 1993. No Council action was necessary.
- 2. From Finance Director Peter Woodruff a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority meeting of August 25, 1993. No Council action was necessary.
- 3. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the Southeast Area Financing Committee meeting of September 10, 1993. No Council action was necessary.
- 4. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of September 2, 1993, as follows:
 - a.Commission approved a conditional use permit and certified an NDEIR for two Kunz and Company billboards located along Interstate 5 in the industrial zone. These two billboards will be in exchange for the billboard which had been previously approved by the Planning Commission at the intersection of East Main Street and Interstate 5.
 - b.Commission continued the College Park II project to September 16, 1993.
 - c.Commission approved a three-unit expansion to the Roth Apartments at 25-31 West Lincoln Avenue. A bonus density was approved to allow this expansion of the bonus density to six units. These units (except for one) will be for senior citizens. The existing agreement for monitoring the units will need to be amended to include the additional units. Commission also certified an NDEIR on this item.
 - d.Commission continued action until September 16, 1993 on a conditional use permit for the Woodland Christian School that will allow the placement of a modular building for 60 students at 506 Cottonwood Street. Commission also certified an NDEIR on this item.

On motion of Council Member Flory, seconded by Council Member Sandy and

carried by unanimous vote, the City Council approved the expansion of the existing bonus density agreement for the Roth Apartment project at 25-31 West Lincoln Avenue and authorized the City Manager to sign a revised monitoring agreement.

- 5. From City Manager Kris Kristensen a report was received summarizing topics discussed at the Chamber/City 2 x 2 meeting of September 8, 1993. No Council action was necessary.
- 6. From Fire Chief John Buchanan a report was received transmitting the minutes of the Yolo County Communications Emergency Services Agency meetings of July 16 and August 12, 1993. No Council action was necessary.
- 7. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Traffic Safety Commission meeting of September 13, 1993. No Council action was necessary.
- 8. From the Director of Public Works a report was received transmitting the minutes of the Tree Commission meeting of September 13, 1993. No Council action was necessary.

PUBLIC COMMENT:

Art Apodaca asked the City Council to consider funding a study regarding the displacement of 800 employees from Contadina Cannery. He said if Nestle Foods no longer wants to can Yolo County tomatoes and if Nestle Foods no longer wants to employ Yolo County citizens, that is acceptable, but he felt a study should be funded to determine what the City can do. He said he will schedule an item on the next Council agenda to expand on this request. He said he realized the financial problems the City is experiencing but with 800 employees losing their jobs there will be houses lost and many businesses will be shut down.

John Williams said he has several fliers posted throughout the City regarding free speech. He asked for the resignation of several City and County officials.

PROCLAMATION FOR FIRE SAFETY AWARENESS WEEK:

Fire Chief John Buchanan and Fire Prevention Specialist Kathy Amen briefed Council on the activities planned for Fire Safety Awareness Day scheduled for October 9, 1993.

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote the City Council proclaimed October 3-9, 1993 as Fire Safety Awareness Week.

Mayor Rominger presented a framed copy of the proclamation to Kathy Amen.

PROCLAMATION FOR LIBRARY CARD SIGN-UP MONTH:

Library Services Director Marie Bryan said every September since 1988 the Library has an outreach program in the schools to encourage library card sign-ups, but she said this year the Library will be conducting that activity during October.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council proclaimed October 1993 as Library Card Sign-Up Month.

Mayor Rominger presented the proclamation to the Library Services Director.

LOAN FROM CALIFORNIA ENERGY COMMISSION:

Vice Mayor Sandy said he read an article in the Sacramento Bee indicating that the City of Woodland will be receiving a \$267,000 loan from the California Energy Commission for energy efficiency. He said this will enable the City to save an estimated \$122,000 per year in energy costs. He said the public should be made aware of this, and he congratulated City staff for moving forward with the loan.

HEARING - FY 1993-94 GENERAL FUND BUDGET:

Mayor Rominger said this time was set for a second hearing to receive input on proposed changes to the City's FY 1993-94 General Fund budget.

City Manager Kris Kristensen outlined the problem the City is facing with the 1993-94 General Fund budget and the process of trying to deal with the situation. He used the overhead projector to show fund balances. He said by making changes effective October 1, 1993 in the 1993-94 General Fund budget to total \$1 million in expense cuts and revenue increases the City will still have problems to deal with in 1994-95. He estimated an additional \$600,000 shortfall next year depending on State actions. He showed Council the annual revenue losses to the City over the past five years and the actions taken by the City to reduce the deficit. He also reviewed the proposed options presented on September 7 to reduce the budgets in the various City departments and increase revenues. He recommended Council approval of Option A as proposed at the previous hearing.

Assistant City Manager Kristine O'Toole gave Council a report on responses to Council questions raised at the September 7 public hearing regarding overtime.

Director of Public Works Gary Wegener gave Council an update of a report on vehicle and equipment acquisition and maintenance.

The City Clerk reported that two letters were received regarding the budget. From Marilyn R. Kregel a letter was received urging the Council to consider the needs of the

Woodland City Library and the people that it serves when considering budget cuts. From Martha Proctor a letter was received stating that she felt all services the City provides are important, and she would not object to increases in taxes to help cover these services. The City Clerk also read a letter from Carol Souza Cole urging that high priority be given to child care services when Council considers budget cuts, and she also gave comments on the one-half cent sales tax measure (Proposition 172 on the November ballot).

The City Manager said the one-half cent sales tax measure if approved would on an annual basis generate about \$180,000 for the City of Woodland. He said that is what the State has advised, and the City will receive \$90,000 for the first half of this fiscal year. That amount has already been included in the City's revenue projections. He said the use of funds will be toward police and fire services. He anticipated that if the measure passes it will become a part of the City's general fund, and he said over half of the City's general fund pays for police and fire safety services.

Mayor Rominger advised that Vice Mayor Sandy needs to leave the meeting early, and she asked that the Council proceed with the Redevelopment Agency Board meeting and Council related action at this time. Council agreed to resume the General Fund budget hearing after the Redevelopment action.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 8:46 p.m. in order to convene the meeting of the City of Woodland Redevelopment Agency Board of Directors. See Agency minutes attached to these Council minutes as Exhibit A. At 9:00 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened. Council Members present were Sandy, Slaven, and Rominger. Council Members Crescione and Flory still had not returned to the meeting due to a conflict of interest with the Hotel Woodland agenda item.

RESOLUTION NO. 3760 - HOME APPLICATION FOR HOTEL WOODLAND:

Community Development Director Janet Ruggiero said the Council is being asked to approve submitting the application for HOME funds for the Hotel Woodland. She said the Council will be looking at the use of Community Development Block Grant funds for the immediate improvements that need to be done at the Hotel but will not be used for the commercial rehabilitation of the Hotel.

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved Resolution No. 3760 authorizing the submittal of the HOME fund application to the State Department of Housing and Community Development for the Hotel Woodland project:

AYES: COUNCIL MEMBERS: Sandy, Slaven, Rominger

NOES: COUNCIL MEMBERS: None

ABSTAINED: COUNCIL MEMBERS: Crescione, Flory

The City Manager said the owner participation agreement will be submitted to the Redevelopment Agency Board at a later date.

Council Members Crescione and Flory returned to the Council meeting at 9:02 p.m.

HEARING - FY 1993-94 GENERAL FUND BUDGET:

Mayor Rominger opened the public hearing on the proposed changes to the General Fund for FY 1993-94.

Xavier Tafoya (former Council Member) spoke on behalf of Folkloric dance group and urged the Council make the budget cuts equitable.

Martha Proctor, President of the Yolo Literacy Council, said she was sympathetic with the Council's job of having to chose which programs to cut. She said she strongly supports the Library but felt that public safety should be the highest priority with public works next.

Susan Eager, President of the Library Board, spoke on behalf of the Library needs and urged the use of alternative revenue sources, such as the utility user tax to maintain service levels.

Iver Johnson, Commission on Aging Member, said he was opposed to the proposed one-half split of the Senior Center Manager and the Child Care Manager positions. He said that the Senior Center Manager position must be full time to adequately manage the Center. He said later the Manager position was restored but at the expense of two part time positions at the Senior Center, and last Friday, he said a budget amount of \$4,300 originally planned for improvements at the Center as changed to a reduction of \$4,500 in personnel. He said this means that 88 percent of the total budget of the Senior Center for personnel has been eliminated. He said the Senior Center works on the basis of dedicated volunteers, generates some of its own revenue to defray the cost of purchasing equipment, and serves approximately 4,000 seniors. He recommended that the City Manager call a meeting with representatives from the Commission on Aging and Senior Center, Inc., to work out solutions.

The City Manager inquired about the 88 percent figure for personnel cuts.

Mr. Johnson said \$16,000 was set aside for reducing part time personnel, and last Friday another \$4,500 was cut for a total of \$20,500 on a budget of \$200,000. He said the \$20,500 represents 12 percent from the \$200,000, leaving 88 percent.

The City Manager said this means the Senior Center is left with 88 percent of its budget and did not suffer an 88 percent reduction.

Tirso Serrano, Library Board Member, gave his comments on the various services the community has to offer and needs to maintain.

Bette Francis, Library Board Member, spoke in support of library services.

Lloyd Ingraham, Tree Commission Member, urged the Council to form a landscaping and lighting district as an alternative revenue source.

Sandra Briggs, Library Board Member, said as a County employee she last month took a 25 percent cut in compensation and reduction in hours. She encouraged the Council to look at every department when considering budget cuts. She also said she asked 50 people from Woodland about a utility user tax, and she said 100 percent responded that they would support a utility user tax if it supported life enhancing services.

Alan Smith, Assistant Chair of the Traffic Safety Commission, read Commission Resolution No. 93-1 adopted in September urging the City Council to support public safety as most essential to the community.

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

Vice Mayor Sandy said he heard many comments in support of public safety, but he said he did not hear support for Proposition 172 regarding the one-half cent sales tax. He said the Chamber of Commerce should support that measure. In regard to process he said he felt uncomfortable making decisions on specific positions and specific cuts that he is not equipped to make. He said the Council received much detailed information, but he said he is not aware of how important a position or program is to the organization. In the future he said he would like to give a department head a cut and have the department head make the cut but still meet the department's stated goals. He said he appreciated comments that were all inclusive and not just singling out one particular program because the community needs to pull through these budget cuts and make sure the community remains one that we want to live in.

Council Member Slaven said the longer these hearings go on the tougher the decisions are to make. He said at first he felt the cuts could be made without alternative revenue, but as the process has continued he has come to realize that the Council needs to consider other revenue sources. He said he could support a utility user's tax in order to retain some necessary services, but he said he is aware that the public is opposed in general with additional taxes.

Council Member Flory expressed his difficulty in weighing the value of various programs and positions from one department to another. He said that is the charge of the City Manager and the department heads. He said the Council should state that it wants to maintain certain levels of service and ask what it would take to maintain that level of service. He said the Council should address next year's budget now, especially

with facing another \$600,000 shortfall next year. He said he has some reservations about the utility users tax, and he was concerned with the big users and a cap. He said the City needs to map out a revenue plan for the next seven years.

Council Member Crescione suggested that the City start to merge functions with other cities. He said another area that needs to be addressed is cutting from the top, benefits City employees receive, and salary cuts. He cautioned against such revenue sources as utility user taxes which might run businesses out of Woodland. He said after all of the budget presentations are made he will be addressing the Council on proposals that will balance the budget over a ten year period.

Mayor Rominger said the Council is aware of the impact on the community with the elimination of certain positions and programs. She said the Council needs to focus on what the City already has and try to make it better. She also said she favored sharing costs with other agencies within the City and outside the City to reduce the impact on the City's budget. She said she wanted to look at the Fire Department and its use of EMT's. She said the only thing the City does not have is an ambulance, and she would like an analysis to determine if the Fire Department could provide ambulance service. She said first response fees could be replaced with ambulance service.

The City Manager said staff can provide an analysis of ambulance service but he had reservations about the City's ability to provide the service in a cost effective manner. He said he agreed with Council comments that the Council was not in a position to know each and every position with the City and how valuable the positions are, but he said staff has been providing Council with information about the impact on service cuts with the elimination of certain positions. He said through discussions about the various cuts the community learns why the recommendations are made. He said if the Council wants to set a dollar amount for each department, the department head can work with that figure.

Vice Mayor Sandy said if the City had clear goals the decisions as to budget cuts would be easier.

Mayor Rominger said the Council Members were elected to make the decisions about the cuts, and this makes the Council accountable to the people who elected them.

The City Manager said this is why the Council needs to set the goals and set policy of how to proceed with the work, and let the department heads advise on how to administer the departments and the changes that come along.

Mayor Rominger suggested that Council Members look at the options proposed by staff, and then each Council Member can formulate proposals and circulate them among the other members. Council will be able to act on the proposals at the October 5, 1993 meeting.

The City Manager suggested that Council start with the whole dollar numbers of

cuts that are listed in Option A as a point of reference, and Council can then debate plus or minus on those numbers as it proceeds.

Council Member Sandy pointed out that department heads have not had compensation increases for several years. The City Manager also said that there have been the same number of department head positions (eight) with the City since 1976, and during that time the City has grown from a population of 25,000 to 42,000.

Council Member Sandy left the Council meeting at 10:16 p.m., and Council took a recess from 10:16 p.m. until 10:26 p.m.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Mayor Rominger noted that action on the 1993 Water and Sewer Improvement Project will be postponed because that item is not ready.

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

RESOLUTION NO. 3761 - ROSEMARY BACY:

The City Council adopted Resolution No. 3761 approving a Resolution of Appreciation for Rosemary Bacy, who is retiring after serving for eight years as the HUD representative to the City of Woodland for the Community Development Block Grant Program.

RESOLUTION NO. 3762 - EAST STREET/MAIN STREET BEAUTIFICATION STUDY AND HANDICAP RAMPS:

The City Council adopted Resolution No. 3762 approving the application for funds under the Transportation Enhancement Activities (TEA) program as part of the Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991 for the East Street/Main Street beautification study and construction project for handicap ramps and appointing the Public Works Director as the agent of the City for filing of these applications.

RECOVERY OF BOOKING FEES:

The City Council authorized the Mayor and Police Chief to enter into an agreement with the County of Yolo to collect the criminal justice fee from prisoners booked in the County jail (recovery of booking fees).

RESPONSE TO 1992-93 GRAND JURY REPORT:

The City Council approved the response prepared by the City Manager to the 1992-93 Grand Jury Report.

REGULAR CALENDAR:

SOUTHEAST AREA COMMUNITY FACILITIES DISTRICT:

The City Manager said since 1987 Councils have been planning for the Southeast Area, and eventually a specific plan was approved by Council outlining what intended land uses were to occur. The property was annexed to the City effective November 1992 after complex negotiations with the County, and there have been discussions over the past summer on an appropriate school mitigation package with the impacts of added students on the Woodland Joint Unified School He said tonight the Council will declare its intention to form the Community Facilities District (CFD) for this area, and an October 26 hearing is being suggested to consider the district formation. He said the City has been working with the School District to develop a tripartite agreement with developers, the City and School District as well as a separate agreement between the City and the School District that deals with assurances between both agencies. expected within the next ten days that agreement will be reached on those documents. He said that this afternoon the City received a letter from one of the properties involved indicating they had some concern about the resolution of intent and the method of apportionment from the Jenks/Farnham family and their attorney Christina Anderson. He said this issue deals with their attempt to seek a change in rate and method of apportionment to clarify that property with an expired tentative map does not return to the same tax tier as "undeveloped property" or "designated undeveloped property." He said staff feels comfortable with Council adopting the resolution of intention at this time and working out a resolution with the property owners before the October 26 hearing.

Susan Goodwin of Taussig and Associates, the tax rate consultant, and Ed Ness of the Sturgis Law Firm, filling in for bond counsel Bob Brunsell, were present at the meeting.

Eric Jenks, resident of Marysville, said he represents his family who has resided in the Southeast Area for decades. He said they own a seven-acre parcel on the corner of County Road 102 and County Road 23. He said they currently have no intention to develop their property, and are not opposed to the development of the Southeast Area or the inclusion of their parcel in the Community Facilities District. They realize the long term benefits to be included in the district, but as nondevelopers want assurances that their land will not be subject to the same risk of default as other land currently owned by developers for

the sole purpose of investment and return. He said they have two issues which are of concern to them. First is an inequity that has been included in the rate and method of apportionment of the Southeast Area CFD. The second issue concerned the surcharge to be applied to property at the time of building permit issuance. He said the goal of the CDF was to maintain a zero annual tax on undeveloped property by the use of these fee surcharge revenues, and their request was that the fee surcharge program be developed and adopted by Council prior to resolution of formation.

The City Manager said the second issue will be addressed, and the first issue will be addressed but he was not certain the Jenks will get an answer they like.

Resolution No. 3763:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3763, entitled "Resolution of Intention to Establish Community Facilities District No. 1 (Gibson Ranch) and to Incur Bonded Indebtedness Therefor."

WASTEWATER PRE-TREATMENT PROGRAM:

Senior Civil Engineer Mike Horgan gave the Council a brief overview of the wastewater pretreatment program and the request for proposals.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized staff to issue Request for Proposals for development and implementation of a wastewater pretreatment program, and appointed Council Member Crescione to sit on the consultant review and selection board. He then distributed copies of a flow chart showing the pretreatment program update.

1993 CRUISE NIGHT REPORT:

Council postponed the agenda item on the 1993 Cruise Night report.

RENEWAL OF HEALTH INSURANCE CLAIMS ADMINISTRATION AND REINSURANCE CONTRACT:

On motion of Council Member Slaven, seconded by Council Member Crescione and carried by unanimous vote, the City Council approved renewal of contract agreements with Blue Shield to perform claims administration and US Benefits to provide reinsurance for the City's self-insurance health plan for the period October 1, 1993 to September 30, 1994.

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At 10:58 p.m. the meeting was adjourned.

City Clerk of the City of Woodland