Council Chambers 300 First Street Woodland, California

December 15, 1992

The Woodland City Council met in regular session at 7:30 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, Crescione, Flory, Sandy, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Finan, Woodruff, Ostebo, Wegener,

Nies, Moutinho, Buchanan, Bryan, Wickstrom, McDonell

MINUTES:

On motion of Council Member Flory, seconded Council Member Sandy and carried by unanimous vote (Mayor Rominger abstained), the City Council approved the minutes of the regular Council meeting of September 15, 1992, as prepared.

COMMUNICATIONS:

1. From Vice Mayor Gary Sandy a notice of appeal was received of the Planning Commission's approval of a conditional use permit modification for New Generation Children's Center, 1224 Cottonwood Street. The City Attorney's office had advised that Council always has the option of appealing decisions of the Planning Commission and may also waive the \$50.00 appeal filing fee.

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council set January 5, 1992 for a hearing regarding the appeal of the Planning Commission's approval of a conditional use permit modification for New Generation Children's Center (Heidi Cole, owner), 1224 Cottonwood Street.

2. From Hazel Bylard a claim against the City was received in the amount of \$500,000. The claim was submitted by the law firm of F. William Roggeveen and stated that on August 28, 1992 claimant was injured by a bicyclist in the crosswalk as she was crossing Cottonwood Street. The City's insurance representative recommended that Council reject the claim.

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 Hazel Bylard and referred the claim to the City's insurance representative.

COMMITTEE REPORTS:

- 1. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the Community Based Organization (CBO) meeting of December 3, 1992. No Council action was necessary.
- 2. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of December 3, 1992, as follows:
 - (a)Commission presented Resolutions of Appreciation to out-going Planning Commissioners Jack Fechter and Vicki Mott.
 - (b)Commission cancelled the December 17, 1992 Planning Commission meeting due to lack of items.
 - (c)Commission recommended approval of the Updated Housing Element to the City Council. Council was to receive a copy of the Element prior to a public hearing on January 5, 1993. Commission also certified an NDEIR on this item.
 - (d)Commission recommended approval to the City Council of the Interstate 5 Corridor Landscape Plan. Council was to receive a copy of the plan prior to a January 19, 1993 public hearing. Commission also certified an NDEIR on this item.
 - (e)Commission reviewed the 1992-93 1994-95 Capital Budget Document. Commission found the document to be consistent with the goals of the Woodland Area General Plan.
 - (f)Commission reviewed the 1992-93 General Fund Budget Cuts and had no specific comments.
 - (g)Commission received a report on Growth Management Committee suggestions.

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council set a January 5, 1993 hearing on the proposed Housing Element update.

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

carried by unanimous vote, the City Council set a January 19, 1993 hearing on Interstate 5 Corridor Landscape Plan.

- 3. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Traffic Safety Commission meeting of December 7, 1992. No Council action was necessary.
- 4. From City Manager Kris Kristensen a report was received summarizing topics discussed at the Chamber/City 2 x 2 meeting of December 9, 1992. No Council action was necessary.

PRESENTATIONS - STROLL THROUGH HISTORY VOLUNTEERS:

David Wilkinson, Chairperson of the Historical Preservation Commission, and Mayor Rominger presented certificates of appreciation to the following individuals involved in the annual Stroll Through History which occurred in September 1992: Manuel and Brenda Arteche, Open Home and Car Club Coordinators; Tom and Andrea Croft, Host Training and Registration; Dennis and Karen Gay, Entertainment Committee and Docent; Meg Hehner, Graphics; Ann Joule, Entertainment Committee and Food; Marilyn Kregel, Publicity; Diane Nance, Children's Tour; Ron Pinegar, Tour Routes; Richard Smith, Sheriff's Cadets; Ron Whitworth, Docent; Joe Johnson and Judy Boyer, Newsletters and Open House Committee; Chris Dreith, Stroll Chairperson; B. J. Ford, Special Recognition for Preservation Activities as Executive Director of the Downtown Improvement Association.

PUBLIC COMMENT:

Dudley Holman informed the Council that he will be televising a video of the Christmas Parade on Cable Channel 31 on Monday evening, December 20, 1992, at 7:00 p.m.

Lew Harris, 209 El Dorado Drive, Woodland, said he is business manager for Tadlocks Communications in Woodland, and for the last two years he served as Chairman of the Community Protection Committee of the Woodland Chamber of Commerce. He said he was distressed to read in the newspaper that the Council is considering cutting a firefighter from the Fire Department.

Mayor Rominger advised Mr. Harris that the Council will be holding a public hearing regarding budget cuts later in the meeting, and he was invited to offer comments at that time.

Mayor Rominger then thanked Bill Hicks for serving as camera operator for the meeting.

HEARING - GENERAL PLAN AMENDMENT FOR SPRECKELS PROPERTY:

Mayor Rominger announced that the first public hearing scheduled is to consider a General Plan amendment and prezoning for the Spreckels property located in the vicinity of County Road 102 between County Roads 19 and 12. She said she has a conflict of interest and turned the meeting over to Vice Mayor Sandy.

Vice Mayor Sandy said initially Spreckels proposed an annexation of 540 acres, and some additional property owners were added in because of their location and proximity to the project which brought the total to 580 acres. He said the Planning Commission then downscaled that request to 200 acres which is the action before the Council tonight --whether the Council should approve the Planning Commission's recommendation to annex 200 acres of industrial land to the City of Woodland.

Senior Planner Howard Nies noted that Council received two letters: one from John Laugenour and one from the Sierra Club, Yolano Group. He described the property on a map. He said Spreckels hopes to relocate the wastewater ponds and the cattle feed area at the eastern edge of their property. In the process, he said the Marks property joined in the application process which includes a 40-acre triangular parcel. He said first a General Plan amendment is necessary for the area which would add approximately 580 acres of industrial property to the City's General Plan. Secondly, a prezoning for the entire area is necessary to zone the property Industrial/Planned Development. He said Spreckels request was to phase the development with approval by the City for each phase.

Ann Finan, Assistant City Attorney, said the Council has a great deal of discretion in whether or not to approve the proposal. She said this is a General Plan amendment and prezoning proposal, and they are legislative actions and must have a rational basis. She said the Council may approve the project as proposed if Council finds that there are facts and circumstances that would support that approval. Secondly, the Council could decide that the entire proposal should be considered as an overall analysis of the General Plan. Thirdly, the Council could apply the General Plan as it currently exists and deny the project without going ahead with an overall General Plan amendment.

Elizabeth Robinson, Vice President and General Attorney for Spreckels Sugar Company, said on two previous occasions Spreckels has appeared before the Council concerning this annexation request. On June 2 and September 1, 1992 the Council considered whether the Spreckels project would be allowed to continue or deferred pending the General Plan update. Since the Spreckels project was so far along the Council decided out of fairness to allow the project to continue and be considered by the Planning Commission and the City Council. After several public hearings, she said, the Planning Commission recommended that the size of the project be reduced from 580 acres to 200 acres. Spreckels owns approximately 150 acres of the 200 acres. She said Spreckels accepted the Planning Commission's recommendation and that the remaining acreage be included in the General Plan update process. She then responded to complaints from East Main Street property owners regarding a surplus of industrial

property.

Vice Mayor Sandy opened the public hearing. The following persons spoke:

Susan Sanders of the Yolo Audobon Society said they would like to see Spreckels prosper. She said Spreckels has been an asset to the community and a boon to wildlife, and Spreckels ponds have been managed jointly by Spreckels and the Audobon Society. She said, however, that if the annexation is approved and the ponds are relocated it is vital that Spreckels comply with all the specifications in the EIR and that they work with all in good faith to recreate new ponds that are at least of equal value to wildlife. She said it is the City's role to insure that these events take place. She said Audobon at this time is not taking a position for or against annexation or about the many other environmental issues that surround this project, but are reminding all that we must work together to preserve wildlife.

Rick Crawford, representing the Sierra Club, Yolano Group, said they are concerned in general about the loss of prime agricultural land and the loss of habitat. He said they feel a proposal of this magnitude should be addressed as a component of the entire General Plan update which will be beginning fairly quickly.

There being no further comments, Mayor Sandy closed the hearing. After some discussion and additional comments from Elizabeth Robinson, the following motion was made but did not pass:

A motion of Council Member Crescione and seconded by Council Member Slaven **failed** by a 2 to 2 vote: to (1) adopt a resolution to amend the General Plan to add 200 ares of industrial land for the Spreckels Project and introduce an ordinance to prezone the property, (2) determine that the remaining portion be included in the discussion for the General Plan Update, and (3) determine that the Final EIR which was certified for all of Subarea A shall be deemed sufficient with respect to the environmental review of that property and allowable under law:

AYES: COUNCIL MEMBERS: Crescione, Slaven NOES: COUNCIL MEMBERS: Flory, Sandy ABSTAINED: COUNCIL MEMBERS: Rominger

Mayor Rominger then returned to the Council meeting.

HEARING - FY 1992-93 GENERAL FUND BUDGET CHANGES:

Mayor Rominger said the second public hearing scheduled is to consider proposed changes to the Fiscal Year 1992-93 General Fund budget.

The City Manager gave Council an update on the 1992-93 General Fund portion of the Operations and Maintenance Budget. He said in September the State adopted a budget which took away 9% of the City's property tax for this year, and that is estimated to be about \$500,000, or 3% of anticipated revenues. Each department, he said, compiled a list of proposed cuts which he and the City's budget committee reviewed and copies were sent to the Council as well as the City's boards and commissions. Each commission has reviewed those cuts, and comments were received from the Library Board. He proposed moving ahead with business license increases which Council has been discussing for about nine months, and he presented Council with the detail on a total of \$207,520 in cuts. He then outlined various revenue projections for 1992-93.

After some Council discussion, Mayor Rominger opened the public hearing.

Lew Harris, business manager of Tadlocks Communications, voiced his concerns with the impact of the reductions on the Police and Fire Departments. He said he would be willing to pay extra funds to enable the City to retain Police and Fire personnel.

Don Darby, principal of Gibson School, said he objected to the lack of funding for school crossing guards.

Leora Zeltner, crossing guard, voiced her objections to eliminating funding for the crossing guard program.

Jesse Ortiz also expressed support of funding school crossing guards.

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

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council approved cuts in the Fiscal Year 1992-93 General Fund budget expenses totalling \$207,520 as outlined on Exhibit C effective immediately with priority given to restore a firefighter position which was cut; and agreed to continue efforts to develop and review a proposed new City business license fee schedule.

Council took a recess from 9:45 p.m. until 9:58 p.m.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 9:58 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 10:30 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

Council Members Flory and Crescione returned to the meeting.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

The one-item Consent Calendar dealt with the review of the proposed Downtown Specific Plan. The Community Development Director said the Planning Commission will not be considering the Plan at the first meeting in January as indicated in the staff report because all of the committees which have reviewed the Plan have many issues they wish to discuss. All of the commissions have rescheduled additional discussions for January. She said the Planning Commission will probably not begin its discussion until the second meeting in January.

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

STATUS OF DOWNTOWN SPECIFIC PLAN:

Council accepted the status report of the Downtown Specific Plan. See above discussion under "Consent Calendar."

REGULAR CALENDAR:

APPOINTMENT OF TWO PLANNING COMMISSION MEMBERS:

Council Member Slaven reported that on December 10, 1992 he and Mayor Rominger met in the Council Chambers to decide on two appointments to the Planning Commission. He said they have spent at least 15 hours on screening the applicants and arriving at a decision primarily because of the large number and high quality of the applicants. He said he and Mayor Rominger recommend the appointment of Alex Seiberth and John Moore to the Commission for terms ending December 31, 1996.

Jesse Ortiz said he is a Woodland resident and member of the Concilio and supports the appointment of Glenn Valenzuela to the Commission. He said he appreciates the Council decision to make the screening process open to the public, but he has a concern that the process may not be open with equal access to all who apply to the Commission.

Debbie Whitehouse, resident of Woodland, said she felt the Council should choose applicants who are the most qualified and not because they have a particular ethnic background.

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

and carried by unanimous vote, the City Council appointed Alex Seiberth to the Planning Commission for a term ending December 31, 1996.

A motion of Council Member Sandy, seconded by Council Member Flory, to appoint Glenn Valenzuela to the Planning Commission for a term ending December 31, 1996, failed to carry by the following vote:

AYES: COUNCIL MEMBERS: Flory, Sandy

NOES: COUNCIL MEMBERS: Crescione, Slaven, Rominger

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

On motion of Council Member Slaven, seconded by Council Member Crescione and carried by the following vote, the City Council appointed John Moore to the Planning Commission for a term ending December 31, 1996:

AYES: COUNCIL MEMBERS: Crescione, Flory, Slaven, Rominger NOES: COUNCIL MEMBERS: Sandy

Council agreed to postpone action and discussion of the following three agenda items: (1) introduction of an ordinance outlining demolition controls on historic buildings; (2) review of the proposed 1993-95 City Capital Budget; and (3) approval of a contract for updating the Major Projects Financing Plan.

PURCHASE/LEASE FINANCING ON TELEPHONE SYSTEM UPGRADE:

Finance Director Peter Woodruff reported on the cost savings and the basis of his recommendation for the upgrade of the City's telephone system.

The Council took no action on the proposed purchase and lease financing of telephone equipment and services. The City Manager agreed to report back to Council on possible reconsideration in six months.

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council extended the meeting from 11:30 p.m. until 11:45 p.m.

FINANCING TEAM FOR BEAMER-KENTUCKY ASSESSMENT DISTRICT:

On motion of Council Member Slaven, seconded by Council Member Crescione and carried by unanimous vote, the City Council authorized staff to contract with the following firms to assist with the financing of the proposed Beamer-Kentucky Assessment District: Miller & Schroeder Financial, Inc. (as

financial advisors); Sturgis, Ness, Brunsell & Sperry (bond counsel); and Clark-Wolcott Company (appraiser).

INTERIM CITY BUILDING INSPECTION FOR CITY OF WINTERS:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized staff to provide building inspection services to the City of Winters on an interim basis with the appropriate charges for service.

APPOINTMENTS TO LIBRARY BOARD:

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council appointed Sandra Briggs and Robert Hollingsworth to the Library Board for terms ending December 31, 1994 and December 31, 1995, respectively.

ADJOURNMENT:

At 11:36 p.m. the meeting was adjourned.	
	City Clerk of the City of Woodland