Council Chambers 300 First Street Woodland, California

September 18, 1990

The Woodland City Council met in regular session at 7:30 p.m.

PLEDGE OF ALLEGIANCE:

Mayor Holman 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: Holman, Crescione, Flory, Sandy, Timothy

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Moe, Tribbett, Ruggiero, McDuffee, Pinegar,

Neblett, Woodruff, Chancellor

MINUTES:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the minutes of the regular meeting of July 3, 1990, as prepared.

COMMUNICATIONS:

- 1. From Helen Bouslaugh, 8 Hacienda Lane, Woodland, a letter was received expressing her support of the efforts of the Woodland Library Rose Club for elimination of certain parking spaces at the northeast corner of College and Court Streets to allow the Rose Club to plant flowers along the perimeter of the corner. No Council action was taken.
- 2. From Robert Harris, 524 Walnut Street, Woodland, a claim against the City was received for an unspecified amount in connection with his arrest which occurred on February 27, 1990. The City's insurance representative recommended that Council reject the claim.

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous vote, the City Council rejected the claim filed against City by Robert Harris and referred the claim to the City's insurance representative.

3. From Steve Beck, I426 Hoover Drive, Woodland, a claim against the City was received in the amount of \$172.07 in connection with damages to claimant's car which were received on August 21, 1990 when claimant drove over a covered manhole on County Road 101 just south of Main Street. The City's insurance representative recommended that Council reject the claim.

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

COMMITTEE REPORTS:

- 1. From Chief of Police Bob McDonell a report was received transmitting the minutes of the July 20, 1990 meeting of the Governing Board for the Yolo County Communications Emergency Service Agency. No Council action was necessary.
- 2. From Library Services Director Marie Bryan a report was received transmitting the minutes of the August 6 and August 27, 1990 meetings of the Library Board of Trustees. No Council action was necessary.
- 3. From Parks and Recreation Director John Suhr a report was received summarizing action taken by the City Commission on Aging at its meeting of August 14, 1990. No Council action was necessary.
- 4. From Community Development Director Janet Ruggiero a report was received summarizing action taken by the Planning Commission at its meeting of August 28, 1990, as follows:
 - (a)Commission extended the approval for twelve (12) months of Tentative Map No. 3583 subject to 18 conditions. The map divides 35 acres of industrially zoned land into 19 parcels at the southeast corner of County Road 102 and East Main Street.
 - (b)Commission supported the change to I/PD for the parcel at the southeast corner of County Road 98 and Kentucky Avenue with provisions to limit industrial uses and require a conditional use permit for any expansion or new industrial use.
 - (c)Commission determined the City acquisition of the Nix property at 522 North Street and 3 Carnegie Way was in conformity with the General Plan.
 - (d)Commission determined the City acquisition of the Diamond Lumber property at 1122 Main Street was in conformity with the General Plan.
 - (e)Commission continued the public hearing on the Southeast Specific Plan and EIR, the General Plan amendments and prezoning/rezoning

associated with the Plan.

- 5. From the Community Development Director a report was received transmitting the minutes of the Redevelopment Citizens Advisory Committee meeting held on August 29, 1990
- 6. From the Parks and Recreation Director a report was received summarizing action taken by the Child Care Commission at its meeting of September 5, 1990. No Council action was necessary.
- 7. From the Community Development Director a report was received summarizing action taken by the Planning Commission at its meeting of September 6, 1990, as follows:
 - (a)Commission approved Tentative Parcel Map No. 3906 which split a 14,727 square foot parcel into two parcels at 318 Cross Street. The Planning Commission also certified a Categorical Exemption for this item.
 - (b)Commission continued to the October 4, 1990 meeting two variance requests (lot width and parking maneuver area) for the construction of a triplex at 435 Grand Avenue in the R-M Zone.
 - (c)Commission approved two conditional use permits for off premise signs (billboards). The signs will be located at 1575 Case Place and 1572 East Beamer Street.
 - (d)Commission continued the public hearing on the Southeast Area Specific Plan.

 Items discussed were the following: Multi-Family Residential design criteria, road widths for arterial and local streets, and the Financing Plan.
- 8. From City Manager Kris Kristensen a report was received transmitting the minutes of the September 12, 1990 meeting of the Chamber/City 2 \times 2. No Council action was necessary.

PRESENTATION ON COUNTY RURAL LANDS INITIATIVE:

The City Council held a short debate on the Rural Lands Preservation Initiative

which was proposed by the County Board of Supervisors and will appear on the November 6, 1990 General Election ballot. Mayor Holman said five minutes would be allowed for each speaker and three minutes after that would be allowed for rebuttal. Janet Levers and Terry Watt, developer of the initiative, spoke as proponents, and Malcolm Leiser spoke as an opponent of the initiative. Terry Watt and Malcolm Leiser then were allowed three minutes each for rebuttal.

After some discussion Vice Mayor Timothy suggested that staff convey Council's comments to the County Board of Supervisors regarding the initiative.

HEARING - APPEAL OF RICHARD AND DEBBIE POWELL:

The City Manager said the purpose of the one public hearing scheduled is to consider the appeal filed by Richard and Debbie Powell, 1542 Grass Valley Drive, of the Planning Commission's denial of their request for modification of a planned unit development/conditional use permit to allow construction of a 6' fence with a setback of 1'10" from the street side yard.

Community Development Director Janet Ruggiero and Assistant Planner Colleen McDuffee gave the staff report.

Mayor Holman opened the public hearing.

Richard Powell, appellant, explained his request for the permit modification.

John Bower, 1546 Grass Valley Drive, Woodland, said he is a neighbor of the appellant, and he asked why the City Code allows construction of a 40" fence 1'10" from the street side yard but not a 6' fence. He also asked why the School District is allowed to construct an 8' chain link fence on the adjacent property 1'10" from the sidewalk. He said the Powells are proposing to line up their fence with the existing School fence.

The Community Development Director said the Schools have major security problems. She said there are 6' high fences around every school in the City, and technically the School District does not need to obtain a permit from the City to do anything. The City has no authority over the School District. She said with development in the future to the south the Community Development Department has a concern with Mr. Powell's proposed fence from a visibility standpoint. She said there would be a 6' high fence on a corner lot with vehicles exiting a cul-de-sac. Also, she said property owners of other similar corner lots would be making the same request.

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

On motion of Council Member Timothy, seconded by Council Member Crescione and carried by unanimous vote, the City Council denied the appeal of Richard and Debbie Powell, 1542 Grass Valley Drive, Woodland, regarding the Planning Commission's denial of their request for modification of a planned unit development/ conditional use permit to allow construction of a 6' fence with a setback of 1'10" from the street side yard.

RECESS:

At 9:00 p.m. Council took a short recess until 9:07 p.m.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Timothy requested removal from the Consent Calendar of items regarding the 1990 Street Project and the job classification change for Child Care Site Coordinator.

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

RESOLUTION NO. 3572 - RECOGNITION OF STEAM LOCOMOTIVE:

The City Council adopted Resolution No. 3572 recognizing Steam Locomotive No. 1233 as "The Spirit of Woodland" to represent Woodland at "Railfair '91" and other functions with the Sacramento Valley Historical Railways organization.

RESOLUTION NO. 3573 - SUPPORT OF LITERACY SERVICE LEGISLATION:

The City Council adopted Resolution No. 3573 officially supporting Assembly Bill 3381 and urging the Governor to sign Assembly Bill 3381 which will match local money with State funds to continue literacy programs in public libraries.

REGULAR CALENDAR:

BID AWARD - 1990 STREET PROJECT:

Council Member Timothy asked about street work needed on East Beamer Street between County Road 101 and 102. The Public Works Director said those improvements will be a part of an assessment district and are not scheduled with the 1990 Street Project.

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council awarded the contract for the construction of the 1990 Street Project to R. C. Collet, Inc., and authorized staff to increase the amount of work included in the project for a contract amount not to exceed \$510,000.

CHILD CARE SITE COORDINATOR POSITION:

Council Member Timothy asked if the newly formed Child Care Commission has reviewed the recommended job classification change for the Child Care Site Coordinator position.

Les Neblett, Recreation Superintendent, said the Commission has done some review of the position, and in fact has organized a committee to review the entire staffing needs for the Child Care Program.

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the Child Care Site Coordinator job description and assignment to salary range 29 (General Services Unit).

MILLS ACT:

Associate Planner Ron Pinegar reported that on July 10, 1990, the Historical Preservation Commission voted to recommend to the City Council that the City offer to interested property owners the opportunity to participate in Mills Act preservation agreements. The Mills Act provides for property tax reductions through agreements between property owner and the City wherein property owners must agree to a local historical landmark designation and to preserve, maintain and possibly rehabilitate their home or structure in exchange for a reduction in property taxes. He said the Historical Preservation Commission views the Mills Act as a workable locally offered program which will encourage owners of historic properties to invest in improvements to initiate restoration activities and continue to maintain their historic properties.

The City Manager said that this is clearly an opportunity for people to make improvements to their historic homes, but from a budget standpoint it is at the expense of the General Fund. Also, he said in utilizing the Mills Act there will be additional work expected of staff to administer the program.

Council Member Flory said he would prefer to hold this matter over to a study session so that staff could provide Council with some ideas about the financial impact it would have on the General Fund. Other Council Members agreed that a joint study session should be scheduled with the Historical Preservation Commission to discuss the Mills Act.

PURCHASE OF 1122 MAIN STREET (DIAMOND LUMBER) PROPERTY:

The City Manager said tentative agreement has been reached to purchase the Diamond Lumber property at 1122 Main Street. He said the total site acquisition and improvement costs come to just under \$700,000 with \$470,000 (\$329,000 from Fund 34 and \$141,000 from Fund 02) already allocated in the 1990 Capital Budget for acquisition of a Recreation center which can be used for this purpose. He recommended the remaining \$230,000 coming from Capital Budget reserves, \$150,000 from Fund 34 and \$80,000 from Fund 02. He said this would eliminate our Fund 34 reserves in 1990 and would bring our Fund 02 reserves to \$320,000 this year.

Les Neblett, Recreation Superintendent, responded to questions from Council regarding the use of the new facility.

Council Member Timothy said she was concerned with the purchase price for the property and the loss of property tax revenue as well as potential sales tax to the City. She said she cannot support the purchase.

Council Member Sandy said he views the purchase as an opportunity to show strong support for redevelopment revitalization efforts.

Mayor Holman said he felt the purchase is right for the present time.

On motion of Council Member Crescione, seconded by Council Member Flory and carried by the following vote, the City Council approved the purchase of property at 1122 Main Street from the Diamond Lumber Company in the amount of \$639,500 plus closing costs; and authorized, upon recording the completed sale, the issuance of a contract to remove asbestos from the office building in the amount of \$14,950 and the demolition of the building/shed on the east end of the

property:

AYES: COUNCIL MEMBERS: Crescione, Flory, Sandy, Holman

NOES: COUNCIL MEMBERS: Timothy

RESOLUTION NO. 3574 - MID-MANAGEMENT MOU:

On motion of Council Member Timothy, seconded by Council Member Crescione and carried by unanimous vote, the City Council adopted Resolution No. 3574 approving certain terms and conditions for Mid-Management Unit Employees.

BID CALL FOR LIBRARY COURTYARD IMPROVEMENTS:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the advertisement for bids for the Library Courtyard Project.

HEALTH PLAN REINSURANCE/ADMINISTRATOR CONTRACT:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the renewal of contract agreements with Blue Shield to perform claims administration and provide reinsurance for the City's self-insured health plan for the period October 1, 1990 to September 30, 1991.

BID CALL FOR CITY HALL ROOF REPAIR:

On motion of Council Member Crescione, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the solicitation of bids to reroof the tile sections of City Hall and that the 1990-91 Budget for City Hall maintenance be increased by \$30,000.

PLAZA DEDICATION:

Administrative Assistant Lynn Chancellor briefed the Council on ideas for the dedication of the completed Downtown Improvement Project. After some discussion Council agreed that a noon time function would be appropriate for the dedication ceremonies, and Council agreed to contact Ms. Chancellor directly if they had any additional comments.

PUBLIC OPINION POLL:

The City Council agreed to consider further discussion regarding the joint City/Schools public opinion poll at the September 25, 1990 joint meeting with the Woodland Joint Unified School District Board of Trustees.

RIGHT-OF-WAY AT SOUTHWEST CORNER OF N. ASHLEY & W. KENTUCKY:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council authorized the City Manager or his designee to negotiate the purchase of property at the southwest corner of North Ashley Avenue and West Kentucky Avenue for roadway purposes.

RESOLUTION NO. 3575 - STATE BUDGET ACTIONS:

On motion of Council Member Timothy, seconded by Council Member Crescione and carried by unanimous vote, the City Council adopted Resolution No. 3575, entitled "Resolution of the City Council of the City of Woodland Expressing Concern Over State Budget Actions." The specific action causing the most concern was the State's authority to counties to begin charging other entities for property tax administration and booking fees.

SOUTHEAST AREA COORDINATING COMMITTEE:

After some discussion the Council agreed not to appoint two City Council Members to the Southeast Area Steering Committee and directed the Southeast Area Steering Committee to proceed as presently constituted.

EXTENSION OF MEETING TIME:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council agreed to extend the meeting time an additional 10 minutes to end at 11:10 p.m. instead of 11:00 p.m.

LOCAL TRANSIT IMPROVEMENT REVIEW SCHEDULE:

The City Council heard a presentation by Yolo County Transit Coordinator Terry Bassett on a proposed process and timeline for studying local Woodland public transportation. Council agreed that the City Manager will work with Mr. Bassett to revise the schedule regarding the proposed October 24, 1990 community meeting concerning alternative routes and schedules.

FUTURE MEETING AGENDA ITEMS:

Council Member Sandy requested that Council consider a response to the potential dumping of treated sewage effluent into Cache Creek by the Clear Lake Water District. He also requested that Council discuss a response to the formation of the Sacramento River Parkway concept which would run from Freeport north to the I-5 Bridge at Elkhorn.

ORDINANCE NO. 1172 - CLANTON PREZONING:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted and read by title only Ordinance No. 1172, an ordinance amending the Zoning Map of the City of Woodland by prezoning the Clanton property R-1/PD, R-1 and I/PD (the Clanton property is located outside the City limits north and south of Kentucky Avenue between County Road 98 and County Road 98-B and Ashley Avenue):

AYES: COUNCIL MEMBERS: Crescione, Flory, Sandy, Timothy, Holman

NOES: COUNCIL MEMBERS: None

ADJOURNMENT:

At 11:10 p.m. the Council adjourned the meeting to September 25, 1990, 7:30 p.m. at the Woodland Joint Unified School District Office, 526 Marshall Avenue, Woodland.

City Clerk of the City of Woodland	