Council Chambers Woodland, California July 18, 1989

Council met in closed session at 6:45 p.m. to discuss labor relations until 7:20 p.m.; then met in regular session at 7:30 p.m.

PLEDGE OF ALLEGIANCE:

Mayor Nofziger invited everyone present at the meeting to join in the pledge of allegiance to the flag of the United States of America.

ROLL CALL:

PRESENT: COUNCILMEMBERS: Nofziger, Holman, Peyton, Sandy

ABSENT: COUNCILMEMBERS: Flory

Staff Present: Kristensen, Woodruff, McLaughlin, Tribbett, Ruggiero, Nies, Suhr,

McPherson, McDonell

MINUTES:

On motion of Councilmember Peyton, seconded by Councilmember Holman and carried by unanimous vote, the City Council approved the minutes of the regular Council meeting of April 18, 1989; the regular meeting of May 12, 1989; and the adjourned meeting of July 12, 1989, as prepared.

COMMUNICATIONS:

1. From Finance Director Peter Woodruff a memo was received stating that claims paid for the month of May, I989 totalled \$1,923,I81.20. No Council action was necessary.

COMMITTEE REPORTS:

- 1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the June 5, I989 meeting of the Library Board. No Council action was necessary.
- 2. From Community Development Director Janet Ruggiero a report was received advising that the Redevelopment Citizens Advisory Committee met on June 28,

1989 to discuss the Police Station site selection, downtown design plan for the Plaza and related landscaping/streetscape work, and prioritizing of redevelopment projects.

3. From the Community Development Director a report was received summarizing action taken by the Planning Commission at its CITY COUNCIL MINUTES - JULY 18, 1989

COMMITTEE REPORTS (Continued):

meeting of July 6, 1989. The following items required no Council action: Commission elected John Roncoroni Chairperson and Chris Roberts Vice Chairperson for 1989-90; (b) Commission adopted rules and regulations for conducting meetings; (c) Commission approved a conditional use permit for a 28-unit apartment at 239 North College Street and certified a mitigated negative declaration for the project; it is located in the R-M (Multiple Family) Zone; (d) Commission approved a conditional use permit for a mixed use project at 1240-1248 Commerce Avenue and certified a negative declaration for the proposal; the project is located in the I (Industrial) Zone; (e) Commission continued the City of Woodland Circulation (Street) Master Plan until August 1, 1989; (f) Commission approved a modification to the conditional use permit for 20 additional resident rooms at 236 Palm Avenue and certified a negative declaration for the project which is located in the R-M (Multiple Family) Zone; (g) Commission approved a variance to reduce the required public street frontage from 60 to 0 feet for a duplex at 632 California Street and denied the request to reduce the rear yard from 20 feet to 12 feet; the property is located in the R-M (Multiple Family) Zone; and (h) Commission certified a negative declaration for the improvement of the City Library grounds and parking area. The Planning Commission also recommended a zone change from C-1 (Neighborhood Commercial) to C-2/PD (General Commercial/Planned Development) for the Cottonwood Plaza Shopping Center and certified a negative declaration for the rezoning.

On motion of Councilmember Peyton, seconded by Councilmember Holman and carried by unanimous vote, the City Council set August 1, 1989 for a hearing to consider a zone change for Cottonwood Plaza Shopping Center at the northwest corner of Cottonwood and Cross Streets.

- 4. From City Manager Kris Kristensen a report was received advising of a July 10, 1989 City/Chamber 2 x 2 meeting. No Council action was necessary.
- 5. From City Manager Kris Kristensen a report was received summarizing discussion at a July I2, I989 City/County Revenue meeting. The County representatives expressed interest in considering the transient occupancy tax, vehicle fines and forfeitures, and sales tax as possible revenues to share. They explained they did not

want to reduce existing revenues to the City but hoped that an agreement to share future growth in these revenues could be reached. The County does not wish to pursue a different split in property taxes at this time. City representatives voiced concern that the City would like an CITY COUNCIL MINUTES - JULY 18, 1989

COMMITTEE REPORTS (Continued):

effective say in land use decisions in areas of interest to the City such as the Elkhorn and the County Road 27/29 areas. Councilmember Holman said they discussed an increase in transient occupancy tax from 5% to 8%.

6. From the City Manager a report was received advising that the last 2×2 City County meeting was held on July 13, l989. Included on the agenda were the proposed return to custody facility, an update on the Rural Development Study, and a follow-up report on the County Roads 27/29 area issue.

PRESENTATIONS BY JUVENILE JUSTICE COMMISSION:

Milton Lasoya, representing the Juvenile Justice/Delinquency Prevention Commission (JJDPC), presented a service award to Robert Gonzales and Priscilla Bollinder of the W.R.O.K. (Woodlanders Reaching Out and Karing), and Kenton Kiethly of JJDPC presented an award to Mario Martinez, Police Youth Services Counselor, and Armando Fernandez, Police Officer.

PUBLIC COMMENT:

Councilmember Holman advised the Council that he will be at the City Library on Saturday, July 22, 1989 with maps and drawings of the proposed landscaping changes at the Library.

HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT PERFORMANCE REPORT:

The City Manager said the first public hearing scheduled is for the purpose of receiving public comment on a Performance Report on expenditure of Community Development Block Grant (CDBG) funds expended as of June 30, 1989.

Senior Planner Howard Nies gave a brief staff report on expenditures from 1984 through 1989 and expenditures from July 1, 1989 to June 30, 1989. He indicated that the City has spent 96% of the CDBG funds allocated from HUD since 1984, and this year the City has spent \$743,000.

Mayor Nofziger opened the public hearing, and there being no comments he closed the hearing.

On motion of Councilmember Peyton, seconded by Councilmember Holman and carried by unanimous vote, the City Council instructed staff to forward to HUD the Performance Report on CDBG funds as expended as of June 30, 1989. CITY COUNCIL MINUTES - JULY 18, 1989

HEARING - 1989 CLEAN LOT PROGRAM:

The City Manager said the second public hearing is for the purpose of receiving comments on the I989 Clean Lot Program.

Fire Captain Joe Joslin gave a brief staff report.

Mayor Nofziger opened the hearing, and there being no comments he closed the hearing.

Resolution No. 3481:

On motion of Councilmember Holman, seconded by Councilmember Peyton and carried by unanimous vote, the City Council adopted Resolution No. 3481 approving the account of the cost of the Clean Lot Program for 1989 and directing the Tax Collector for the County of Yolo to collect the cost of abating the weeds and cleaning the lots.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

On motion of Councilmember Holman, seconded by Councilmember Peyton and carried by unanimous vote, the City Council approved the following Consent Calendar items:

RESOLUTION NO. 3482 - POLICE YOUTH SERVICES COUNSELOR SALARY:

The City Council adopted Resolution No. 3482 amending Resolution No. 3445 concerning Police Youth Services Counselor salary adjustments.

CEQA HEARING SET:

The City Council set August I, 1989 for a hearing to amend the City's CEQA (California Environmental Quality Act) guidelines.

RESOLUTION NO. 3483 - CLEAN AIR/TRANSPORTATION ACT ENDORSEMENT:

The City Council adopted Resolution No. 3483 entitled "A Resolution of the City Council of the City of Woodland Endorsing Placement and Passage of the Clean Air Transportation Improvement Act on the June 1990 Ballot."

CITY COUNCIL MINUTES - JULY 18, 1989

REPORTS OF CITY MANAGER (Continued):

CONSENT CALENDAR (Continued):

CITY/SCHOOL FACILITY AGREEMENT:

The City Council approved an amendment to the City/School Facilityl Agreement that would authorize Roy Hobbs Baseball priority over City recreation programs at the Lee Junior High School baseball field.

REGULAR CALENDAR:

DOWNTOWN IMPROVEMENT PROJECT BIDS:

Bids for the Downtown Revitalization Project were opened on July 13, 1989 and only one bid from Teichert Construction was received. Staff reported to Council on the breakdown of the project, as follows:

- A. For construction of the plaza, plaza parking lot and Opera House Gardens the bid was \$1,127,282.20. The City's estimate was for \$618,922.00.
- B. For construction of the plaza, plaza parking lot, Opera House Gardens and the City parking lot reconstruction the bid was \$1,512,173.00. The City's estimate was \$866,046.
- C. For construction of the plaza, plaza parking lot, Opera House Garden, and Main Street improvements the bid was \$2,755,825.20. The

City's estimate was \$1,700,688.00.

D. For construction of all elements the bid was \$3,189,891.00. The City's estimate was \$2,060,914.00.

Staff and Council discussed the possible reasons the bid was so much higher than the City's estimates. Staff agreed to report back to Council on August 1, I989 with additional information and alternatives with respect to the Downtown Revitalization Project.

YOLO COUNTY FLOOD CONTROL DISTRICT REPORT:

Yolo County Flood Control and Water Conservation District CITY COUNCIL MINUTES - JULY 18, 1989

REPORTS OF CITY MANAGER (Continued):

REGULAR CALENDAR (Continued):

YOLO COUNTY FLOOD CONTROL DISTRICT REPORT (Continued):

had prepared a proposeds drainage program to provide a system for for managing drainage in the unincorporated areas of the County which are within their boundaries. Lynnell Pollock from the District said that Jim Eagan, General Manager for the District, was scheduled to discuss the program with the Council, but had not yet arrived. Council agreed to delay discussion of the program until later in the meeting.

RESOLUTION NO. 3484 - REFINANCING LIBRARY CERTIFICATES OF PARTICIPATION:

Finance Director Peter Woodruff briefed Council on actions to be taken for the refinancing of certificates of participation for the Library renovation and construction project. He said this is an opportunity to take advantage of the downturn in the municipal bond market to refund the bonds originally issued in 1985 and lower the rate of the annual debt service the City is paying. He noted that there have been some recent improvements in the bond market and also the City has some additional funding to contribute to the refinancing. He said two weeks ago the proposed new issue was for \$3.9 million and now the issue proposed is about \$3.24 million. The annual debt service will go from \$400,000 to about \$330,000 (a 14% reduction). The 1985 issue was approximately \$425,000

per year. Mr. Woodruff said this improved bond market will allow the City to further reduce the utility tax rate. Richard Clark from Security Pacific Securities, the bond underwriter, responded to questions from Council regarding the declining interest rate. Brian Quint from Jones, Hall, Hill and White, the bond counsel, explained the resolution Council was asked to adopt and the formation of the Woodland Public Facilities Corporation to proceed with the refinancing.

On motion of Councilmember Holman, seconded by Councilmember Peyton and carried by unanimous vote, the City Council adopted Resolution No. 3484, authorizing execution of documents related to refinancing the 1985 Certificates of Participation that financed the renovation and construction of the City Library.

CITY COUNCIL MINUTES - JULY 18, 1989

ADJOURNMENT OF MEETING:

Mayor Nofziger temporarily adjourned the meeting of the Council at 8:50 p.m. in order to convene the meeting of the Woodland Public Facilities Corportion.

WOODLAND PUBLIC FACILITIES CORPORATION ACTION:

On motion of Board Member Peyton, seconded by Board Member Sandy and carried by unanimous vote, the Board of Directors of the Woodland Public Facilities Corporation adopted the following resolutions:

Resolution No. 89-1:

"A Resolution Adopting Bylaws, Woodland Public Facilities Corporation"

Resolution No. 89-2:

"A Resolution Electing Officers, Woodland Public Facilities Corporation"

Resolution No. 89-3:

"A Resolution Appointing Time And Place Of Regular Meetings, Woodland Public Facilities Corporation"

Resolution No. 89-4:

"A Resolution Approving And Authorizing Execution And Filing Of Exemption Application To State Franchise Tax Board, Woodland Public Facilities Corporation"

Resolution No. 89-5:

"A Resolution Approving And Authorizing Execution And Filing Of Various Federal Forms, Woodland Public Facilities Corporation"

Resolution No. 89-6:

"A Resolution Approving, Authorizing And Directing Execution Of Certain Lease Financing Documents And Authorizing And Directing Certain Actions With Respect Thereto, Woodland Public Facilities Corporation"

CITY COUNCIL MINUTES - JULY 18, 1989

REPORTS OF CITY MANAGER (Continued):

REGULAR CALENDAR (Continued):

ADJOURNMENT OF CORPORATION MEETING:

At 8:57 p.m. the meeting of the Woodland Public Facilities Corporation was adjourned and the Council meeting was reconvened.

REGULAR CALENDAR (Continued):

COUNTY RURAL DEVELOPMENT STUDY:

Council received a copy of a letter prepared by staff to the County Community Development Agency dated March 8, 1989 giving the following comments on the County Rural Development Study:

The current policy to direct urban development to cities has been very effective and should not be changed unless there are necessary and compelling reasons.

If areas are considered for urban development outside the urban areas established by the Cities we believe criteria should be established that includes the

following:

- 1.The availability of utilities and services such as water supply and methods of sewage disposal, flood control and adequate provisions of fire service.
- 2.The impact of the development on other public agencies such as cities and school districts.
- 3. The financial impact of the development on the County including related service costs both capital and operation and maintenance costs.
- 4.The current use of the land. For example, viable farming, ranching and livestock operations may exist on land that does not contain prime soils and it should not be converted to an urban use.
- 5.The cost of development and the establishment of fees to pay for that development.
- 6.Development standards such as landscaping are in place. CITY COUNCIL MINUTES JULY 18, 1989

REPORTS OF CITY MANAGER (Continued):

REGULAR CALENDAR (Continued):

COUNTY RURAL DEVELOPMENT STUDY (Continued):

- 7. Fiscal impact of developments in cities, county, special districts, school districts and adjacent property owners.
- If the Monument Hills area is expanded or the density is changed the City of Woodland General Plan would need to be amended.

On motion of Councilmember Holman, seconded by Councilmember Peyton and carried by unanimous vote, the City Council authorized the City Manager to testify before the Yolo County Board of Supervisors giving the City's comments on the County Rural Development Study.

BID CALL FOR EAST MAIN ASSESSMENT DISTRICT CONSTRUCTION:

On motion of Councilmember Peyton, seconded by Councilmember Holman and carried by unanimous vote, the City Council authorized advertisement for bids for the East Main Assessment District construction.

CITY PROPERTY ON EAST BEAMER STREET:

On motion of Councilmember Peyton, seconded by Councilmember Holman and carried by unanimous vote, the City Council accepted the bid of \$398,000 submitted on behalf of Charles Fox and George Keith for the City's surplus property (4.89 acres) located on East Beamer Street.

REINSURANCE COVERAGE FOR EMPLOYEE HEALTH PLAN:

On motion of Councilmember Peyton, seconded by Councilmember Holman and carried by unanimous vote, the City Council authorized execution of a contract for health plan reinsurance with American General Group Insurance Company for Specific Stop-Loss coverage for the period August 1, 1989 to October 1, 1989.

BID CALL FOR FAX MACHINE:

On motion of Councilmember Holman, seconded by Councilmember Peyton and carried by unanimous vote, the City CITY COUNCIL MINUTES - JULYL 18, 1989

REPORTS OF CITY MANAGER (Continued):

REGULAR CALENDAR (Continued):

BID CALL FOR FAX MACHINE (Continued):

Council authorized calling for bids for purchase of a Sharp F05000 facsimile machine or other fax with identical specifications pertaining to departmental lockup and plain paper laser capabilities.

RELEASE OF BUILDING RESTRICTIONS - PRESIDENTS PARK UNIT 1:

City Manager Kris Kristensen recommended that Council hold off action on the release of building restrictions on Lots 60-73 of Presidents Park Unit No. I Subdivision. He said this item will be presented to Council at a later date if action is necessary.

YOLO COUNTY FLOOD CONTROL - STORM DRAINAGE PROPOSAL:

Council agreed to schedule the presentation by the Yolo County Flood Control and Water Conservation District regarding their storm drainage proposal for the August 16, 1989 Council meeting.

INTERVIEWS FOR COMMISSION ON AGING:

Councilmembers Barbara Peyton and Gary Sandy agreed to interview applicants for the two vacancies on the Commission on Aging.

ADJOURNMENT:

7:30 a	ity	Council	adjourned	the	meeting	at	9:26	p.m.	to	Frida	у,	July	21,	198	9,
				 Noo	dland		(City	Cle	rk (of	the	Cit	ty	of