

**Woodland City Council Minutes
Council Chambers
300 First Street
Woodland, California**

January 5, 1999

The Woodland City Council met in special session at 6:00 p.m. in the second floor conference room of City Hall in order to convene a closed session. Before the closed session the Mayor announced the closed session topics.

The Council then convened the closed session to discuss the following topics: (1) public employment (Sec. 54957) of the City Manager; (2) public employment (Sec. 54957) of the Information Systems Manager; and (3) conference with legal counsel regarding anticipated litigation and initiation of litigation pursuant to subdivision [c] of Section 54956.9 (one case).

Council Members present at the special meeting were: Losoya, Borchard, Flory, Peart and Ryhal. Council Members absent: none. Interim City Manager Gerald Davis and Assistant City Manager Phillip Marler were present for the closed session.

The special session and closed session were adjourned at 7:10 p.m.

The Woodland City Council met in regular session at 7:12 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Melton Losoya 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: Losoya, Borchard, Flory, Peart, Ryhal

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Marler, Davis, Gonzalez, Siprelle, Wegener, MacNicholl, Conzelmann, Pollard, Hanson, Horgan, Zeier, Vicars, Gatie, De Weerd, Pinegar, Loth, Mitchell

CLOSED SESSION ANNOUNCEMENT:

Mayor Losoya reported that in closed session the Council discussed public employment regarding the City Manager (pursuant to Government Code Section 54957) and public employment (Section 54957) regarding the job title of Information Systems Manager. City Attorney Ann Siprelle said a third closed session item was a conference with legal counsel regarding anticipated litigation under subdivision [c] of

Section 54956.9. She said no action was taken by the Council but direction was given to legal counsel.

MINUTES:

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of December 15, 1998, as prepared.

COMMUNICATIONS:

1. From Isaac and Ursula Acevedo a claim against the City was received for mental and emotional distress when Woodland Police Department officers gained consent entry to claimants' residence. Deputy City Clerk Ana Gonzalez advised that the City's insurance representative recommended that the Council reject the claim and refer it to them.

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council rejected the claim against the City submitted by Isaac and Ursula Acevedo and referred the claim to the City's insurance representative.

2. From the State Department of Alcoholic Beverage Control an application was received for an on general alcoholic beverage license for Don Coyote's at 11 East Street (east of east street just south of Beamer Street). The Deputy City Clerk advised that the Police Department has no objections to the issuance of this license.

3. From the State Department of Alcoholic Beverage Control an application was received for an on sale general alcoholic beverage license for Lyons Restaurant at 164 Main Street. The Police Department had advised that it has no objections to the issuance of this license.

COMMITTEE REPORTS:

1. From Interim Parks, Recreation and Community Services Director Richard Conzelmann a report was received summarizing action taken at the Commission on Aging meeting of November 10, 1998.

2. From Acting Police Chief Del Hanson a report was received summarizing action taken at the Yolo County Communications Emergency Services Agency Board meeting of December 16, 1998.

3. From Interim Community Development Director Don Fleming a report was received summarizing action taken at the Planning Commission meeting of December 17, 1998, as follows:

- a. Commission continued Tentative Subdivision Map No. 4393 and the conditional use permit for a Planned Unit Development for a 20-lot subdivision within Faria Park.
- b. Commission approved the East Street Zoning Ordinance amendments and zoning map and certified a negative declaration to bring the zoning into compliance with the East Street Corridor Specific Plan.
- c. Commission approved the Sycamore Pointe Apartment site plan and design for a 136-unit apartment complex.

PUBLIC COMMENT:

Mayor Losoya congratulated Vice Mayor Borchard on the birth of his first child. Vice Mayor Borchard said his daughter, Sabrina Kathryn Borchard, was born on December 30, 1998 at Woodland Memorial Hospital.

Assistant City Manager Phillip Marler introduced to the Council and the viewing audience the City's new Human Resources Manager Amy Buck. He said she replaced Dean Gualco who previously held the position, and she was previously the Human Resources Manager of the advertising division of the Washington Post.

RESOLUTION OF APPRECIATION FOR TOM McCRACKIN:

On motion of Council Member Peart, seconded by Council Member Flory and carried by unanimous vote, the City Council approved a Resolution of Appreciation for Tom McCrackin in recognition of his contribution to the Woodland Swim Team during his 28 years of service.

Mayor Losoya presented the Resolution of Appreciation to Mr. McCrackin.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Losoya temporarily adjourned the meeting of the Council at 7:30 p.m. in order to convene a meeting of the Woodland Redevelopment Agency Board of Directors. See Agency minutes attached to these Council minutes as Exhibit A. At 8:20 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF THE CITY MANAGER:

CONSENT CALENDAR:

Council removed from the Consent Calendar discussion of the Information Systems Manager salary range to discuss at a later date.

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

PARKS, RECREATION AND COMMUNITY SERVICES MONTHLY REPORT:

The City Council received the Parks, Recreation and Community Services monthly report.

COMMUNITY DEVELOPMENT MONTHLY REPORT:

The City Council received the Community Development projects monthly report.

PUBLIC WORKS MONTHLY REPORT:

The City Council received the Public Works monthly report.

CAPITAL BUDGET IMPLEMENTATION STATUS REPORT:

The City Council received the Capital Budget implementation status report.

TREASURER'S REPORT FOR NOVEMBER:

The City Council received the Treasurer's Investment Report for November 1998.

YOLO COUNTY COMMUNICATIONS EMERGENCY SERVICES AGENCY BOARD:

The City Council approved the appointment of Captain Del Hanson as the primary board member to the Yolo County Communications Emergency Services Agency Board, replacing Miles Julihn, and appointed Interim Fire Chief Kent Wickstrom as the alternate board member.

EMPLOYEE ASSISTANCE PROGRAM CONTRACT:

The City Council approved a contract with Psychological Resource Associates in the amount of \$50,624.64 to provide an Employee Assistance Program (EAP) for calendar year 1999.

INFORMATION SYSTEMS MANAGER SALARY RANGE:

The City Council had agreed to discuss the Information Systems Manager salary range at a later date.

EAST MAIN STREET TRAFFIC SIGNAL INTERCONNECT:

The City Council approved the revised Project Programming Summary Sheet for the East Main Street Traffic Signal Interconnect Phase II, Project No. 97-45 (cost adjustment).

ACCEPTANCE OF THE GOLDEN GATE PETROLEUM SHELL STATION PROJECT:

The City Council accepted as complete the public improvements constructed as part of the Golden Gate Petroleum Shell Station Project at 2020 East Main Street; Council directed the City Clerk to file a notice of completion.

ACCEPTANCE OF LES SCHWAB TIRE CENTER PROJECT:

The City Council accepted as complete the public improvements constructed as part of the Les Schwab Tire Center at 65 West Main Street; Council directed the City Clerk to file a notice of completion.

PROPOSITION 204 GRANT APPLICATION FOR STUDY OF WATER SUPPLY ALTERNATIVES:

The City Council authorized the expenditure of \$25,000 for the preparation of feasibility study work-plan outlines and Proposition 204 grant applications for study of water supply alternatives.

CONTRACT PLANNING SERVICES:

The City Council authorized the City Manager to sign a contract amendment with Tschudin Consulting Group for expanded contract planning services.

LEGISLATIVE ADVOCATE ON WATER DISCHARGE PERMIT ISSUES:

The City Council authorized the Public Works Director to enter into negotiations with Gualco Group for legislative advocacy services on the City's Waste Discharge Permit appeal.

REGULAR CALENDAR:

SYCAMORE POINTE APARTMENTS FEE DEFERRAL:

Don Fleming, Interim Community Development Director, said on June 25, 1997 the City received an allocation of HOME funds from the Department of Housing and Community Development in the amount of \$885,000 to be used for the construction of a 136-unit apartment community in the Sycamore Pointe Development in the Southeast Area. The HOME funds are being used as one funding source for the Sycamore Pointe Apartments. The applicant for the project is requesting the deferral of payment of City development fees and Southeast Area infrastructure fees until 18 months after the issuance of the final certificate of occupancy for the project.

Planning Commissioner Toni Thompson gave the Planning Commission's perspective on the request for fee deferral.

After discussion Council took the following action:

On motion of Council Member Peart, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the City Manager to sign a commitment of funds letter which commits \$885,000 in HOME funds to Sycamore Woodland L.P., developers of the Sycamore Pointe Apartments.

On motion of Council Member Peart, seconded by Council Member Flory and carried by unanimous vote, the City Council allowed the deferral of payment of City development fees with the exception of the Southeast Area infrastructure fees until 18 months after the issuance of the Certificates of Occupancy for Sycamore Pointe Apartments, including 7.7 percent interest on the deferred amount.

EAST STREET CORRIDOR SPECIFIC PLAN:

Mayor Losoya announced that there will be a postponement of the Zoning Ordinance and Zoning Map amendments regarding the East Street Corridor Specific Plan implementation because a public hearing must first be scheduled.

CONTRACT FOR DEVELOPING PIONEER PARK:

Based on communications with City staff on this date Public Works Director said the City extended the contract with Refnes Construction for a 48-day extension on the Pioneer Park construction project, Project No. 96-23, and authorized a change order for a \$24,000 deduction in the contract price in exchange for the extension of time.

ORDINANCE NO. 1313 - WIRELESS TELECOMMUNICATIONS TOWER MODEL ORDINANCE:

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1313, "An Ordinance Adding Section 25-21-80 to the Woodland Municipal Code Relating to Wireless Telecommunication Facilities and Antenna Siting."

CONSULTANT AGREEMENT WITH STATE ON WIRELESS COMMUNICATIONS:

Management Analyst Lynn Gatie requested Council approval of a statement of work with the State of California, Department of General Services, for a wireless communication needs analysis.

Council Members expressed desires to consider using private companies to perform a wireless communication needs analysis. Council directed staff to bring the wireless communication needs analysis back to Council at a later date.

CONGESTION MANAGEMENT AND AIR QUALITY (CMAQ) FUNDING:

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by the following vote, the City Council **denied approval** of the application to transfer Congestion Management and Air Quality (CMAQ) funding from the East Street Bikeway Project to the Court Street Corridor Signal Improvement Project:

AYES: COUNCIL MEMBERS: Borchard, Flory, Peart, Ryhal
NOES: COUNCIL MEMBERS: Losoya

Council requested additional information at the next Council meeting from Council Member Flory, the Council's representative to the Yolo-Solano Air Quality Management District Board.

UPDATE ON AAFES PROPOSED PROJECT:

The Interim City Manager gave Council an update on the Army and Air Force Exchange Service (AAFES) proposed project. He said the City is still waiting for a proposal from AAFES, and the City Attorney has also issued an opinion on the matter.

FUTURE MEETING AGENDA ITEMS:

Council Member Flory requested a future meeting agenda item regarding projects that might be funded along the East Street Corridor.

ADJOURNMENT:

At 9:12 p.m. the regular meeting was adjourned.

City Clerk of the City of Woodland