

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

March 17, 1998

The Woodland City Council met in special session at 6:05 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 three closed session topics. The Council then convened the closed session to confer with Labor Negotiator Kris Kristensen (Sec. 54957) regarding the following employee organizations: Management Employees and Confidential Employees. A second closed session topic dealt with the public employee appointment (Sec. 54957) of the Police Chief. The third closed session topic was the public employee performance evaluation (Sec. 54957) of the City Manager.

Council Members present at the special meeting were: Rominger, Borchard, Losoya, and Flory (arrived at 6:20 p.m.). Council Members absent: Ryhal. Staff present for all or portions of the closed session: City Manager Kris Kristensen and Assistant City Manager Phillip Marler.

The special session and closed session were adjourned at 6:55 p.m.

The Woodland City Council met in regular session at 7:07 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Rominger opened the meeting and 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, Borchard, Flory, Losoya

COUNCIL MEMBERS ABSENT: Ryhal

STAFF PRESENT: Kristensen, Siprelle, Marler, Ruggiero,
Wegener, Winnop, Barry, Rice, Smith, Brown,
Gatie, Grattidge

CITY MANAGER ANNOUNCEMENT:

The City Manager said the Council met in closed session regarding labor negotiations, public employee appointment and public employee performance evaluation, all topics permitted by the State Government Code. Mayor Rominger said that no decisions were made during the closed session.

MINUTES:

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of December 16, 1997, as prepared.

COMMUNICATIONS:

1. From James Hutchison, Chair of the Yolo County Juvenile Justice and Delinquency Prevention Commission, a letter was received advising of its recent adoption of Commission goals. He encouraged the City in the development of future programs and priorities to take these goals into consideration.

2. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale general alcoholic beverage license and caterer permit for Morrison's Upstairs, 428 1/2 - 430 First Street (3rd and 2nd floor balconies). This application involved a premise to premise transfer, and the Police Department had no concerns with the issuance of the license.

3. From Wesley Beers, Mayor of West Sacramento, a letter was received expressing appreciation for the approach taken to arrive at the 1998 Yolo County STIP nomination package.

4. From Finance Director Margaret Vicars a memo was received advising of claims for accounts payable, wire transfers and payroll for February 1998.

5. From Pauline van Muyden a letter was received regarding money for new parks.

COMMITTEE REPORTS:

1. From City Manager Kris Kristensen a report was received transmitting the minutes of the Woodland Economic Renaissance Corporation Board meetings of December 5, December 19, January 16, and February 20, 1998.

2. From the City Manager a report was received transmitting the minutes of the Yolo County Transportation District Board meeting of February 10, 1998.

3. From Parks, Recreation and Community Services Director Tim Barry a report was received summarizing action taken at the Parks, Recreation and Community Services Commission meeting of February 23, 1998.

4. From Human Resources Manager Dean Gualco a report was received transmitting the minutes of the Personnel Board meeting of February 23, 1998.

5. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the Community Development Block Grant Evaluation Committee meeting of February 26, 1998.

6. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of March 5, 1998, as follows:

a. Commission conditionally approved a tentative parcel map at the intersection of Cottonwood and West Lincoln Avenue to provide for a total of eleven parcels to be used for zero lot line residential development. The Planning Commission found the negative declaration to be the appropriate level of environmental analysis and approved the variance for rear and side yard setbacks.

b. Commission received a report concerning the status of growth in the community and its consistency with General Plan policy. They also received a report concerning the status of the implementation program of the General Plan.

7. From the City Manager a report was received highlighting topics discussed at the County/City 2x2 meeting of March 5, 1998.

At the 2x2 meeting County Supervisor Dave Rosenberg distributed correspondence and discussed a Greenline Plan for Yolo County. Supervisor Rosenberg stated that Yolo County initiated a 2x2x2 between Yolo County, City of Woodland and City of Davis officials to begin the dialogue of urban limitations. These urban limit lines are alternatively called "greenlines."

On motion of Council Member Losoya, seconded by Council Member Flory and carried by unanimous vote, the City Council directed staff to analyze the proposed Greenline project for further Council consideration (to be reviewed by the Urban Limit Line Task Force).

8. From the City Manager a report was received summarizing topics discussed at the Chamber of Commerce/City 2x2 meeting of March 11, 1998.

PUBLIC COMMENT:

Assistant City Manager Phil Marler announced a reception to be held on April 30 to recognize all active board and commission members.

Carlos Sosa, 123 Glacier Drive, complained about allowing farm animals, particularly goats, in the City.

John Eaton asked several questions regarding Proposition 218, Measure L on the June 2, 1998 regarding sales tax, general taxes, special taxes, assessments and fees.

Council Member Flory reminded everyone of the community effort needed for Project Play. He said 2,000 volunteers are needed.

PROCLAMATION - MONTH OF THE YOUNG CHILD/FAMILY FUN DAY:

Recreation Program Manager Dan Rice explained activities planned for the Month of the Young Child and Family Fun Day (April 5, 1998).

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council proclaimed April as Month of the Young Child and April 5, 1998, as Family Fun Day.

Mayor Rominger presented the proclamation to Mr. Rice.

CERTIFICATE OF APPRECIATION - LT. TERRY BROWN:

Wayne Hagen, analyst for the Yolo County Health Department's Tobacco Education Program, said the Program is funded by cigarette taxes and charged with preventing and reducing tobacco use in Yolo County. He said the Program belongs to a regional coalition, Gold Country Tobacco Prevention Coalition. He said Gold Country is sponsored by the American Lung Association and includes representatives from 14 counties and other voluntary health organizations. He said Gold Country is the largest regional coalition in California. He said the Yolo County Tobacco Education Program collaborates with local government agencies and law enforcement personnel, and over the years Police Lieutenant Terry Brown has actively represented the Woodland Police Department and the City of Woodland in tobacco education activities. Since 1995 the Health Department has conducted youth purchase surveys of area markets to determine and reduce tobacco sales to minors. He said Lt. Brown took the initiative to have the Woodland Police Department conduct their own stings of Woodland stores and has been recognized by the Health Department for his supportive efforts to reduce tobacco sales to youth. On January 1, 1998 California's Smoke Free Workplace Law was extended to bars and gaming clubs, and Lt. Brown has made this law work in Woodland by aggressive enforcement and cooperation with the Yolo County Tobacco Education Program.

Mr. Hagen then presented the Certificate of Appreciation to Police Lieutenant Terry Brown.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 7:40 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 7:59 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF THE CITY MANAGER:

CONSENT CALENDAR:

Mayor Rominger requested that the City Investment Policy be removed from the Consent Calendar.

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

NPDES APPEAL TO STATE WATER QUALITY CONTROL BOARD:

The City Council requested assistance from Assemblywoman Thomson and State Senator Johannessen in regards to the City's appeal to the State Water Quality Control Board over the City's NPDES permit renewal.

ACCEPTANCE OF MUNICIPAL SERVICE CENTER EQUIPMENT SHOP OFFICE:

The City Council accepted the Municipal Service Center (MSC) equipment shop office, Project No. 97-08, by Dana Construction, as complete; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

PURCHASE OF WORKSTATION EQUIPMENT:

The City Council authorized the Public Works Department to purchase workstation equipment and a computer in an amount not to exceed \$12,000.

SALE OF SURPLUS TRUCK TO WOODLAND ADULT SPORTS ASSOCIATION:

The City Council authorized the sale of surplus pickup truck No. 404 to Woodland Adult Sports Association for \$1.00.

REGULAR CALENDAR:

Mayor Rominger inquired about a term used in the City Investment Policy. She said the additional language on page 2 states that "In addition, the City Manager will review the monthly reports." She asked about the difference between review and monitor.

Finance Director Margaret Vicars said the reference is to the trust accounts that go with the bond issue. She said every time the City issues a bond there is a trust agreement that states how the money can be invested. She said the monthly Treasurer's Reports indicate where the money is and

how it has been invested. She suggested changing the word "monitor" to "review."

Council agreed to change the language to state that "The Treasurer and Director of Finance shall establish guidelines for Trustee contracts and jointly review the monthly accounts. In addition the City Manager will review the monthly reports."

On motion of Council Member Losoya, seconded by Mayor Rominger and carried by unanimous vote, the City Council approved the Woodland Investment Policy with the amendment as stated above.

DUBACH SOFTBALL COMPLEX DRAINAGE ISSUES:

Parks, Recreation and Community Services Director Tim Barry gave Council an update on the de-watering/drainage issues at Dubach Softball Complex.

The City Manager and Council Member Borchard reported on their attendance at an auction to attempt to purchase pipe and pumping equipment for draining the facility. They indicated that the prices were too high to make the purchase feasible.

DEVELOPMENT FEE POLICY ALTERNATIVES REGARDING EXPANSIONS:

The Community Development Director submitted a report responding to a request from Council regarding whether development fees should be waived for expansions or are there other economic incentives available to reduce the burden of development fees to facilitate the expansion of existing businesses in Woodland. She said there are several goals that economic incentives want to achieve: (1) encourage the expansion by companies already making a positive impact on the community; (2) encourage the expansion of higher paid, specialized positions consistent with economic development priorities; and (3) encourage the expansion and development of certain businesses targeted in the Economic Development Strategy. She said development fees generally do not cover the cost of infrastructure in the immediate vicinity of any specific project. If such improvements are needed, they are conditioned during the project approval stage and constructed by the developer with initial building construction. Development fees cover more broader types of impacts created by new development. In her report she listed the following staff concerns with the economic impacts of waiving development fees:

1. Development fees were originally established by identifying all underdeveloped or partially developed land within the City limits. The maximum square footage of building area that could be constructed on that land

was then tabulated. The total cost of future infrastructure needs attributable to new development was then divided over the future building square footage to be constructed.

2. If development fees are waived, state law prohibits the City from replacing these lost revenues by increasing development fees on remaining vacant land. The source of replacing the lost revenue would have to come from the general fund, redevelopment increment (if within a redevelopment district) or grants. To simply not replace the funding source would leave the City without the necessary money to construct projects needed to maintain level of service requirements stipulated by the General Plan.

3. If the City begins a policy of fee waivers, it is safe to assume requests will be made for new development.

4. If fees are waived and the property then sells, the owner of the property will receive the added benefit in increased property values due to the fees being considered paid in full.

The Community Development Director said another concept to investigate is deferring the development fees to a later date than at building permit issuance. The use of a fee deferral will allow for the moneys to be repaid at a later date. This allows the business to defer payment of the fees to a much later date such as sale of the property, and it insures that the City will be repaid. The deferral incentive could be used to encourage the expansion of those businesses which are targeted industries as defined by the Woodland Economic Strategic Plan. She said there are, however, issues related to the deferral of fees. There are administrative problems in keeping track of which properties have fees which have been deferred. She said there is a need to create a legal mechanism to insure the fee is collected from a business if the business owner is not the owner of the property. She said there may be a need for a recorded agreement which guarantees repayment, and there may be a need for annual interest payments to keep a revenue stream to the development fee funds. Just as with waivers she said there will be additional fee deferral request for new development and not just for the expansion of existing uses. She submitted a proposed definition of expansion of existing non-residential uses and criteria that may used.

Vice Mayor Losoya asked what was the probability of a company, knowing that expansions would be treated differently, building a facility smaller and then in a couple of years expand with a break in development fees.

The Community Development Director said that is a problem, and she said language could be built in to state that expansion would have to be after a two-year period or some another time frame.

Vice Mayor Losoya said he would like some more time to review the information submitted and discuss it with staff.

The Community Development Director offered to develop other information for Council to consider.

Council Member Flory said he felt the staff report was very informative. He said if a company wants an expansion and wants a deferral, the City would place a lien on the property. He said the lien would have to hold up in bankruptcy.

Council Member Borchard said he supports discussing the issues later, and he said he favored changing our tax codes.

Mayor Rominger asked Council Members to contact staff directly if they have any further comments or need additional information regarding development fee policy alternatives for expansion projects.

Council took a recess from 8:38 p.m. until 8:51 p.m.

GENERAL PLAN IMPLEMENTATION PROGRESS/ANNUAL POPULATION REPORT:

Planning Technician Brian Grattidge said the implementation portion of the General Plan requires staff to report back to Council annually with a progress report on the implementation of the action items in the Plan as well as a report on the population. He said the General Plan sets a target population of 60,000 for the year 2015. He presented population figures as follows: 43,150 for January 1, 1996, 44,150 for January 1, 1997, and 44,810 for January 1, 1998. He said the 1998 Woodland population growth is calculated by new housing units assuming an average of 2.66 persons per household. He said these numbers will be adjusted with the new census in the year 2000. He said over the last two years there has been a 3.8% increase. He then highlighted the priority items in the General Plan implementation programs.

CITY RECREATION PROGRAMS FOR CHILDREN:

Recreation Program Manager Dan Rice gave Council a report on City recreation programs for children.

FIRE UNIT MEMORANDUM OF UNDERSTANDING:

Mayor Rominger announced that the item regarding the Fire Unit memorandum of understanding has been removed from the agenda.

AWARD FIRE STATION 1/CITY HALL IMPROVEMENT PROJECT:

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council (1) awarded the construction contract to Aberdeen/Burris, Incorporated, in the amount of \$178,649 for the City Hall Expansion (Fire Station Apparatus Bay), Project No. 96-38; (2) authorized expenditures in the amount of \$196,500 for construction; (3) authorized expenditures in the amount of \$2,000 for materials testing services and \$10,000 for construction management services; and (4) authorized the Public Works Director to execute the contracts on behalf of the City.

NPDES APPEAL ENGINEERING SUPPORT SERVICES:

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by the following vote, the City Council authorized the Public Works Director to:

(1) execute a contract with Larry Walker Associates, Inc. (LWA) of Davis, CA, for NPDES permit appeal support, at a cost not to exceed \$33,654.00, and to authorize changes not to exceed 10% of this award;

(2) authorize an increase in the Water Pollution Control Facility (WPCF) operation and maintenance budget of \$31,346 for assistance from LWA to comply with the City's new NPDES wastewater discharge permit; and

(3) authorize an increase in the WPCF operation and maintenance budget of \$21,500 to cover additional laboratory analysis required as part of the new NPDES permit.

AYES:	COUNCIL MEMBERS:	Borchard, Losoya, Rominger
NOES:	COUNCIL MEMBERS:	Flory
ABSENT:	COUNCIL MEMBERS:	Ryhal

FUTURE MEETING AGENDA ITEMS:

There were no future meeting agenda items submitted.

ORDINANCE NO. 1304 AMENDING CITY CODE RE BUSINESS LICENSES:

On motion of Council Member Flory, seconded by Council Member Losoya and carried, the City Council adopt by unanimous

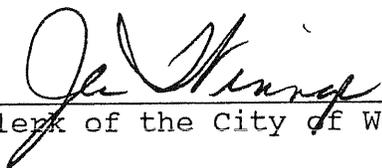
roll call vote and read by title only Ordinance No. 1304, "Ordinance Amending Chapter 13 of the Woodland Municipal Code Relating to Business Licenses."

ORDINANCE NO. 1305 RE ISSUANCE OF SUBPOENAS BY PERSONNEL BOARD:

On motion of Council Member Losoya, seconded by Council Member Flory and carried, the City Council adopt by unanimous roll call vote and read by title only Ordinance No. 1305, "Ordinance of the Council of the City of Woodland Adding Section 16A-1-11 to Article 1 of Chapter 16A of the Woodland City Code Relating to Issuance of Subpoenas by the Personnel Board."

ADJOURNMENT:

At 9:49 p.m. the meeting was adjourned to March 24, 1998, 7:00 p.m.



City Clerk of the City of Woodland

Woodland Redevelopment Agency Minutes
City Council Chambers
300 First Street
Woodland, California

March 17, 1998

At 7:40 p.m. Redevelopment Agency Board Chairperson Elaine Rominger opened the meeting of the Woodland Redevelopment Agency Board.

ROLL CALL:

MEMBERS PRESENT: Rominger, Borchard, Flory, Losoya
MEMBERS ABSENT: Ryhal
STAFF PRESENT: Executive Director Kris Kristensen,
Deputy Director Janet Ruggiero,
Redevelopment Coordinator John De Weerd

PUBLIC COMMENT:

There were no public comments.

WELCOME TO WOODLAND SIGNS:

Redevelopment Coordinator John DeWeerd said since the preparation of the Downtown Specific Plan it has been the stated policy of the Redevelopment Agency to try to bolster the revitalization of the central core of the community by attracting more tourists into Woodland. One way of accomplishing that is through Chamber of Commerce advertising in various publications, such as Sunset Magazine and some travel magazines. He said there has been a high volume of traffic from travelers into Woodland, and he proposed the placement of signs on the freeway to get travelers into the community. He said the Request for Proposals was submitted to a number of firms, and the local firm of Wirth and McCandless responded. The original estimate for the design cost was \$10,000 which is the limit that the Agency had placed on the design cost. He said Wirth and McCandless submitted a fee of \$5,850. He said three sites have been identified: one on State Route 113 west of Gibson Road, one on northbound Interstate 5 just south of County Road 102 near the Walgreens facility, and one on southbound Interstate 5 just south of West Street. The estimate for the cost of construction of the three signs is \$164,665. He said this cost was intended to be paid from the Redevelopment bond issue approved last year.

Bill McCandless was present at the meeting for any questions from the Agency Board.

Agency Board Members inquired about the costs for acquiring the sites for the signs, and directed staff to report back to the Board on the total costs for the signs.

ADJOURNMENT:

At 7:59 p.m. the Redevelopment Agency meeting was adjourned.



Jean Winnop, Secretary