

Council Chambers
300 First Street
Woodland, California

April 6, 1993

The Woodland City Council and the Woodland Redevelopment Agency convened a joint special session at 6:45 p.m. and immediately adjourned to closed session in the Second Floor Conference Room of City Hall to discuss acquisition of real property. All Council Members/Redevelopment Agency Board Members were present at the meeting: Rominger, Crescione, Sandy and Slaven; absent: Flory. City Manager/Redevelopment Executive Director Kris Kristensen and City Attorney Bob Murphy were also present at the meeting.

Council and Redevelopment Agency Board adjourned the closed session and the special session at 7:40 p.m.

The Woodland City Council met in regular session at 7:40 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, Murphy, Nies, Wegener, Moutinho,
O'Toole, Woodruff, Ahlgren, DeWeerd

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council and Redevelopment Agency Board met in closed session from 6:45 p.m. until 7:40 p.m. pursuant to Government Code Section 54956.8 to discuss acquisition of real property significant exposure to litigation. He said no Council/Redevelopment Agency action was taken at the meeting.

MINUTES:

On motion of Council Member Sandy, seconded Council Member Flory and carried by unanimous vote, the City Council approved the minutes of the regular Council meeting of January 5, 1993, and adjourned meeting of February 23, 1993, as prepared.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote (Council Members Crescione and Sandy abstained), the City Council approved the minutes of the adjourned meeting of March 23, 1993, as prepared.

COMMUNICATIONS:

1. From the State Department of Alcoholic Beverage Control copies were receive of applications for (1) an off sale general alcoholic beverage license for Frenchy's Liquor Shop and (2) an on sale beer and wine license for Frenchy's Feed Lot Deli, 1435 East Street, Woodland. The City Clerk reported that Police Lieutenant Del Hanson has no problem with the issuance of these licenses.

2. From Finance Director Peter Woodruff a memo was received advising of accounts payable and payroll paid for February 1993 totalling \$1,631,782.50. No Council action was necessary.

3. From the law office of Thomas Purtell a claim for wrongful death was received on behalf of Theodore J. Marquez, Administrator of estate of Benjamin Julio Marquez. The City Clerk advised that this claim is in connection with a traffic accident which occurred on September 21, 1992 on Main Street east of the intersection with County Road 98. 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 Theodore J. Marquez, Administrator of the estate of Benjamin Julio Marquez and referred the claim to the City's insurance representative.

4. From Bob Dinsen, Mayor Pro Tem of Garden Grove, a letter was received requesting that the Council consider support of his efforts for passage of an initiative for a Constitutional Amendment to provided that certain tax revenue shall be reserved for local governments.

Vice Mayor Sandy requested additional information before considering Council support for the request.

5. From Pacific Gas and Electric Company a notice was received advising of its application filed with the California Public Utilities Commission to set rates for new gas transportation service over the California portion of the expansion of Pacific Gas Transmission and PG&E Canada-to-California natural gas pipeline. The notice advised that this is an optional new service and does not increase existing customer rates, but will affect customers who subscribe to this new service. No Council action was necessary.

6. From property owners within the proposed Beamer-Kentucky Assessment

District letters of protest were received. The City Clerk advised that these letters will become part of the record for the public hearing portion of this meeting, and staff will be discussing these protests in its report.

POSTPONEMENT OF AGENDA ITEMS:

Mayor Rominger announced that the following items on this agenda will be postponed until April 20, 1993: (1) under Consent Calendar an agreement for undergrounding overhead utilities at Gum Avenue and East Street (Triond project); and (2) under the Regular Calendar the request for development fee deferral and waiver for affordable housing project. Also, on the Redevelopment Agency Agenda the agreement for undergrounding overhead utilities at Gum Avenue and East Street (Triond project) will be postponed until April 20.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meeting of February 1, 1993. No Council action was necessary.

2. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo County Transit Authority Board meeting of February 24, 1993. No Council action was necessary.

3. From Chief of Police Bob McDonell a report as received transmitting the minutes of the Yolo County Communications Emergency Services Agency meeting of February 26, 1993. No Council action was necessary.

4. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Planning Commission meetings of March 9 and 18, 1993, as follows:

(a) Commission held a special meeting on March 9, 1993 to discuss the Downtown Specific Plan.

(b) On March 18, 1993 the Commission under Public Comment heard a concern expressed by Commissioner Friedlander regarding the Council subcommittee on the I-5 Plan and its relationship to the Planning Commission.

(c) Commission approved Tentative Subdivision Map 4098 for the property located at the southeast corner of West Southwood Drive and Silverado Drive. This map divides a 2 1/2 acre parcel into seven lots. An existing farmhouse will remain on one of the seven lots. Also Commission certified an NDEIR on this item.

- (d) Commission approved a conditional use permit for Carlon at 440 N. County Road 101 that will allow for a plastic pipe fabrication facility. Carlon will occupy about 40,000 of the existing 190,000 square foot building. Commission also certified an NDEIR on this item.
- (e) Commission held a six month review of the Crossroads Market conditional use permit. Since the owners have not yet secured their Alcoholic Beverage Control license, the Commission determined that it will review the permit again six months after the market commences selling alcohol.
- (f) Commission received a status report on the abatement procedure at 160 Glacier. Commission set a hearing on this item for April 1, 1993.
- (g) On March 18 the Commission also discussed the Downtown Specific Plan.

Responding to an inquiry from Vice Mayor Sandy, the Community Development Director advised that the Planning Commission has completed all of its review of the Downtown Specific Plan through the public hearing process. The Plan has been sent back to staff to incorporate all of the comments the Commissioners made and all public testimony. She said one staff person is in the process of revising the Plan which will go back to the Commission at its first meeting in May. The Council will be holding a hearing on the Plan at the second meeting in May.

5. From the Community Development Director a report was received summarizing action taken at the Historical Preservation Commission meeting of March 9, 1993. No Council action was necessary.

6. From Parks and Recreation Director John Suhr a report was received summarizing action taken at the Commission on Aging meeting of March 9, 1993. No Council action was necessary.

7. From Assistant City Manager Kristine O'Toole a report was received transmitting the minutes of the Woodland Access "43" Board meetings of March 10 and 24, 1993. No Council action was necessary.

8. From the City Manager a report was received transmitting draft minutes of the Yolo County Water Group meeting of March 11, 1993.

Council Member Flory inquired about the City's check from Conaway Conservancy. The City Manager said the City was advised that a check has been sent in the amount of \$62,000±. This check is from the sale of water that Conaway took on earlier this year.

9. From Parks and Recreation Director John Suhr a report was received summarizing action taken at the Parks and Recreation Commission meeting of March 17,

1993. No Council action was necessary.

10. From the City Manager a report was received summarizing topics discussed at the Woodland Joint Unified School District/City "3 x 2" meeting of March 24, 1993. No Council action was necessary.

Mayor Rominger pointed out that the annual joint meeting between the full Board of Trustees of the School District and the full City Council will be held on Monday evening, June 28, 1993, 7:30 p.m.

PUBLIC COMMENT:

Mayor Rominger thanked Burke Lucy and Dudley Holman for serving as camera operators for this meeting.

PRESENTATION - PRAYER FLAG:

Scott Montgomery, principal of Woodland Christian Academy, and several students presented a prayer flag to the City Council. The flag was made by the students from construction paper, and the white strips included Proverbs and prayers for the Council.

PRESENTATION - PROCLAMATION FOR MONTH OF THE CHILD:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council proclaimed April 1993 as the Month of the Young Child.

Mayor Rominger read the proclamation and presented it to Nadine Noelting, City Child Care Commission Member.

COUNTY ROAD 98 SOUNDWALL/I-5 CORRIDOR LANDSCAPE PLAN:

Council Member Flory announced that he and Council Member Crescione have been working on the Lewis Homes soundwall problem along County Road 98, and there will be a meeting next week if all parties are able to attend. He said in regard to the I-5 Corridor Landscape Plan he is setting a meeting up with staff and businesses involved for April 20.

HEARING - 1993 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM:

Mayor Rominger announced that this time has been scheduled for a hearing to consider the Statement of Community Objectives and Projected Use of Funds for the 1993 Community Development Block Grant (CDBG) Entitlement application.

Senior Planner Howard Nies said this year the City is entitled to \$456,000 in CDBG

funds. He said there are three categories for these funds: Community Based Organizations (CBO's), requests from other agencies, and project administration. The five CBO projects recommended for funding by the CBO Committee are: (1) Elderly Nutrition \$9,784; (2) Wayfarer Center \$18,000; (3) Yolo Hospice \$8,856; (4) Yolo Family Service \$12,311; and (5) Diogenes Youth Services \$10,000. Mr. Nies said for the sixth CBO the Committee had a split vote between the Child Care Voucher and the Sexual Assault and Domestic Violence Center for an allocation of \$9,000.

Regarding requests from other agencies, he said staff recommends the following: Development Assistance Corporation \$220,049; Freeman Park Improvements \$50,000; Yolano Park Renovation \$68,000; and the mural at Contadina Cannery \$10,000. For administration allocations staff recommended \$47,000 for administration costs for the program and \$8,000 for Fair Housing. He added that the City has complied with the citizen participation plan that HUD requires.

Mr. Nies noted that Ana Gonzales was present at the meeting for any Spanish translation needed.

Mayor Rominger opened the public hearing.

The following persons spoke: Lloyd Ingraham, Yolo Hospice; Barbara Dupree, Yolo Hospice; Mary McCurdy, Yolo Wayfarer Center; Nadine Noelting, Child Care Program; Debbie Gordon, Child Care Program; Vaughn Reid, GAIN Coordinator for Yolo County; Roger Hahn, Yolo Family Service Agency; Andrea Crof, Literacy Program; Elaina Wilkes, Literacy Program; Gilbert Garcia; Literacy Program; Michael Rogers, Sexual Assault and Domestic Violence Center; Kerry Blume, Sexual Assault and Domestic Violence Center; Araceli Felix (Ana Gonzales translated for Ms. Felix), Literacy Program; Pat Dumais, Diogenes Youth Services; Nancy Fernandez, Diogenes Youth Services; Linda Parfitt, Head Start Program; Linda Nield, Library Literacy Program; Linda Mardis, Yolo Hospice and Sexual Assault Center; and Marsha Scofield, Elderly Nutrition Program.

Council requested additional information regarding the number of children served by the Child Care Program matching fund proposal which was presented by Debbie Gordon, Child Care Program Manager.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council continued the 1993 CDBG Entitlement City Program to May 4, 1993.

Council took a recess from 9:07 p.m. until 9:19 p.m.

HEARING - BEAMER-KENTUCKY ASSESSMENT DISTRICT:

Mayor Rominger said the second public hearing scheduled is a continued hearing to consider the proposed formation of the Beamer-Kentucky Assessment District.

Director of Public Works Gary Wegener and Associate Engineer Greg Moutinho explained the proposed improvements and associated costs. Mr. Moutinho said there were five bids opened on March 25, 1993 for the project, and the low bid was submitted by Teichert Construction in the amount of \$4,165,668.20. He said this bid is approximately 27% below the engineer's estimate. Utilizing the actual bid amount and reducing the contingency from 25% shown in the original engineer's report to 10%, the assessments have been recalculated. The average reduction per parcel was about 16.5%. He said after the bid results were calculated into City's parcel, the City was to have benefited by 34% reduction in City costs with the low bid. With this disparity, he said staff agreed the City could add in an additional City contribution of \$250,000 then this would reduce the City's benefit to 25%. With recalculation and the City's increased contribution the property owners' bottom line costs were reduced 19.7%, and this includes financing costs. He said the letters of protest received so far represent 72.4% of the land interests, so this means a majority protest is very likely. He said there are three options. First following the public hearing tonight the Council can poll a vote and override the protests which requires a 4/5 vote, and the district can be formed as proposed or with some modifications if Council desires. Secondly, if the Council conducts a vote to override but fails to get the required 4/5 vote, the project would be dead for a minimum of one year. At that point the staff would be left to deal with the lack of proper improvements in the area. The third option, which he said staff feels there is justification for would be to conduct the hearing and then continue action to a subsequent meeting, preferably May 4. He said the property owners have not seen the revised assessments which just arrived today, and need an opportunity to review the information.

Mayor Rominger reopened the public hearing.

The following persons spoke: Bruce Kemp, Buzz Oates Enterprises; David Young, attorney representing Cotter and Company; David McMurtry, Johnsons Trading Post/Bolger Estate; Christopher Sloan, Payless; Mark Smith, Payless; Philip Carroll, Payless; and Fred Duchi, Siskiyou Forest Products.

Council directed staff to meet with property owners and tenants in the proposed assessment district to discuss the issues and concerns.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council continued the hearing on the Beamer-Kentucky Assessment District to the May 4, 1993 Council meeting.

Council thanked staff for its hard work in attempting to resolve the problems in the formation of the district.

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.

HEARING - 1993 CLEAN LOT PROGRAM:

Mayor Rominger said the third and last public hearing scheduled is for the purpose of receiving comments on the 1993 Clean Lot Program.

Fire Chief John Buchanan gave a brief staff report.

Mayor Rominger opened the hearing, and there being no comments, she closed the hearing.

Resolution No. 3720:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3720, authorizing the Fire Chief of the City of Woodland to cause the abatement of weeds and directing the Fire Chief to keep an account of the cost of said abatement.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 11:04 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 11:23 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council postponed until April 20, 1993 action on approving an agreement for undergrounding overhead utilities at Gum Avenue and East Street (the Triond project).

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

RESOLUTION NO. 3718 - PUBLIC EMPLOYEES' RETIREMENT SYSTEM CONTRACT AMENDMENT:

The City Council adopted Resolution No. 3718, a Resolution of Intention to amend the City's contract with the Public Employees' Retirement System (PERS) to purchase service credit for early retirement of local miscellaneous members (including Recreation Director John Suhr); and Council introduced Ordinance No.

1234 to approve the contract amendment.

RESOLUTION NO. 3719 - JOHN MCMAHAN:

The City Council adopted Resolution No. 3719, a Resolution of Appreciation for John McMahon for his forty years of public and community service.

BID AWARD - CARPETING MADE FROM RECYCLED MATERIALS:

The City Council awarded the bid to carpet the upstairs hallway in City Hall to The Carpet Dealer in the amount of \$3,933, and awarded the bid to carpet the Bingo Room in the Senior Center to Wirth Furniture and Interiors in the amount of \$1,490.44 (plus a maximum of \$130.57 for replacement of vinyl base trim) for a total of \$5,554.81. The carpeting to be installed is made from recycled PET resin.

KUNZ AND COMPANY - OFFER OF MONUMENT SIGN:

Council agreed to continue discussion of the monument sign offer from Kunz and Company to a later date.

RESOLUTION NO. 3721 - FIRE EMPLOYEES MEMORANDUM OF UNDERSTANDING:

The City Council adopted Resolution No. 3721 approving a one-year Memorandum of Understanding between the Fire Employees and the City of Woodland.

RESOLUTION NO. 3722 - FIRE MID-MANAGEMENT MEMORANDUM OF UNDERSTANDING:

The City Council adopted Resolution No. 3722 approving a one-year Memorandum of Understanding between the Fire Mid-Management Unit and the City of Woodland.

WATER SYSTEM CHLORINATION PROGRAM:

The City Council received an update on the water system chlorination program.

BID AWARD - COTTONWOOD/CROSS STREETS TRAFFIC SIGNAL:

The City Council awarded the contract for construction of the traffic signals and safety lighting at Cottonwood and West Cross Streets, Project Number 93-01, to M and M Electric Company and authorized expenditures up to \$146,300.

REGULAR CALENDAR:DEVELOPMENT FEE DEFERRAL AND WAIVER - SNOW PROJECT:

Council postponed action on the request from Snow Construction for development fee deferral and waiver for an Affordable Housing Project until April 20, 1993.

WOODLAND SHOPPING CENTER:

Council postponed discussion about the reuse of the Woodland Shopping Center, 120 Main Street, until a later date.

FORMER SECURITY PACIFIC BANK BUILDING:

Council postponed discussion about the possible acquisition of the Security Pacific Bank Building at the northeast corner of Cleveland and Main Streets.

GENERAL PLAN UPDATE PROCESS:

After taking a poll of Council Members' availability Council agreed to meet on April 29 1993, in joint session with the Planning Commission to develop a vision statement to guide the development of the General Plan update.

On motion of Council Member Flory, seconded by Mayor Rominger and carried, the City Council extended the meeting from 11:30 to 11:45 p.m.

AMPHITHEATER PROPOSAL EVALUATION:

Mayor Rominger announced that she has a conflict of interest with regard to the proposed amphitheater project. She asked Vice Mayor Sandy to conduct the meeting for this item on the agenda.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote (Mayor Rominger abstained), the City Council appointed Council Member Crescione to participate in the evaluation of the amphitheater proposal.

CEMETERY SOFTWARE PURCHASE:

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council authorized the sole source purchase of computer software for the Cemetery Division of the Parks and Recreation Department from HMIS Cemetery Software in the amount of \$3,200.

ORDINANCE NO. 1233 - COMPOSITION OF PARKS AND RECREATION
COMMISSION:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted and read by title only Ordinance No. 1233, "An Ordinance of the City of Woodland Amending Sections 2-7-25 and 2-7-27 of Part E of Article VII of Chapter 2 of the Woodland Municipal Code Relating to the City Parks and Recreation Commission."

ADJOURNMENT:

At 11:40 p.m. the meeting was adjourned.

City Clerk of the City of Woodland