

Council Chambers
300 First Street
Woodland, California

May 21, 1991

The Woodland City Council convened a special session at 6:45 p.m. and immediately adjourned to closed session to discuss labor relations and litigation. Council Members present at the meeting were Mayor Holman and Council Members Crescione and Timothy. Council Member Flory arrived at 7:15 p.m. and Council Member Sandy was absent. Council adjourned the closed session and the special session at 7:38 p.m.

The Woodland City Council met in regular session at 7:41 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, Timothy

COUNCIL MEMBERS ABSENT: Sandy

STAFF PRESENT: Kristensen, O'Toole, Murphy, Ruggiero, McDonell, Brown, Chancellor, Martin, Golnik, Moutinho, Costa, Buchanan, Hanson, Smith

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:45 p.m. until 7:38 p.m. to discuss issues regarding labor relations which are permitted for closed session discussion under the California Government Code and issues regarding significant exposure to litigation as provided by Government Code Sections 54956.9(b) and 54956.9(c). He said no Council actions were taken at the meeting.

MINUTES:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the minutes of the regular meeting of March 5, 1991; and the adjourned meeting of May 1, 1991, as prepared.

COMMUNICATIONS:

1. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine (eating place) license for Izzy's Pizza Restaurant, County Fair Mall, 1527 East Street, Woodland. No Council action was necessary.

2. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine (eating place) license for Taqueria Guadalajara, 6 West Court Plaza, Woodland. No Council action was necessary.

3. From Sarbjit Singh Atwal and Gurbinder Singh Atwal a claim against City was received in the amount of \$14,050.00 in regard to an arrest by the Woodland Police Department on January 25, 1991. The City's insurance representative recommended that Council reject the claim and refer it to them.

On motion of Council Member Crescione, seconded by Council Member Flory and carried by unanimous vote, the City Council rejected the claim filed against the City by Sarbjit Singh Atwal and Gurbinder Singh Atwal and referred the claim to the City's insurance representative.

4. From Warren Meyer, President of Woodland Community Care Car, Inc., a letter was received requesting that the City provide insurance on an additional van recently purchased by Community Care Car. The City currently reimburses Care Car for insurance costs for a van with Transportation Development Act (TDA) funds. Staff advised Council that this request will be discussed when Council considers approval of the TDA claim.

COMMITTEE REPORTS:

1. From Chief of Police Bob McDonell a report was received transmitting the minutes of the Yolo County Communications Emergency Services Agency meetings of April 4 and April 19, 1991. No Council action was necessary.

2. From Finance Director Peter Woodruff a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority meeting of April 26, 1991. No Council action was necessary.

3. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Planning Commission meeting of May 2, 1991,

as follows:

- (a) Commission cancelled the Planning Commission meeting of June 6, 1991. There were no items scheduled for the meeting.
- (b) Commission set two special meetings. On May 13, 1991 the Planning Commission will go on a tour of Woodland and then meet to discuss the Commission's goals and policies. On May 29, 1991 the Commission will hold a study session on Design Review.
- (c) Commission continued action on Tentative Map No. 3982, involving a 53-acre parcel off Tide Court, at the request of the developer until the May 16 meeting.
- (d) Commission approved Tentative Parcel Map No. 3976 which will split a 2.5 acre parcel into two parcels. The property is located at the southeast corner of East and Commerce Streets. Commission also certified a Categorical Exemption on this item.
- (e) Commission approved Tentative Map No. 3978 which will split a 57-acre parcel into three parcels with an approximate size of 19 acres for each parcel. The property is located at the northeast corner of County Road 101 and Kentucky Avenue. Commission also certified an NDEIR on this item.
- (f) Commission approved Tentative Map No. 3898 which will divide a 1.38 acre parcel into two parcels with 0.81 and 0.57 acres each. The property is located at the southeast corner of Sixth Street and Lincoln Avenue. The existing Southern Pacific Railroad Depot is proposed to be relocated to one of the subject parcels. Also, Commission certified a Categorical Exemption for this item.

No Council action was necessary for the above Planning Commission action.

4. From the Community Development Director a report was received transmitting the minutes of the Growth Management Steering Committee meeting of May 6, 1991. No Council action was necessary.

5. From the City Manager a report was received summarizing discussion at the County/City 2 x 2 meeting of May 15, 1991. The Council agreed to discuss on June 4, 1991 the County's estimates for costs and revenue for services in the Southeast Area at

time of build out. No Council action was necessary.

PUBLIC COMMENT:

Mayor Holman thanked Bill Hicks for operating the camera for the Council meeting.

PRESENTATION - PUBLIC WORKS WEEK PROCLAMATION:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council proclaimed May 19 - 25, 1991 as Public Works Week in Woodland.

Mayor Holman presented a framed proclamation to Administrative Assistants Lynn Chancellor and Sherri Martin from the Public Works Department.

PRESENTATION - RESOLUTION OF APPRECIATION NO. 3604:

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council adopted Resolution No. 3604, a resolution of appreciation for the outstanding performance of Ghilotti Brothers Construction of San Rafael on the Woodland Downtown Improvements Project and for their selection as National Contractor of the Year by the American Public Works Association.

Mayor Holman presented the Resolution of Appreciation to John Peretto of Ghilotti Brothers Construction.

POSTPONEMENT OF BID CALL FOR POLICE MODULAR UNIT:

Council Member Flory requested that Council postpone the request for a bid call for the Police Department modular unit (alternative space proposal) until the June 4 Council meeting because he has some general concerns that he needs answered. He said after the Downtown Specific Plan walk through on Friday, May 17 with the new consultant (Michael Black & Associates) for preparation of the Downtown Specific Plan and members of the Downtown Specific Plan Steering Committee, the Committee members stated that they would like to talk to the consultant about modular units in the Downtown.

Council agreed to take action on the postponement of the agenda item after the return of Community Development Director Janet Ruggiero to the Council Chambers.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

The City Manager asked that the approval of the Fire Station No. 3 construction management firm contract be postponed until June 4, 1991.

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

PUBLIC EMPLOYEES' RETIREMENT SYSTEM CONTRACT AMENDMENT - RESOLUTION NO. 3605 AND ORDINANCE NO. 1189:

The City Council adopted Resolution No. 3605, resolution of intention to approve an amendment to the contract between the Board of Administration of the Public Employees' Retirement System and the City Council of the City of Woodland to provide single highest year salary computation benefits for all safety personnel, and the City Council introduced and read by title only Ordinance No. 1189 authorizing an amendment to the contract.

MAINTENANCE AGREEMENT WITH WOODLAND REHABILITATION AND EMPLOYMENT INDUSTRIES:

The City Council approved the renewal of the Woodland Rehabilitation and Employment Industries maintenance agreement for 1991 for restroom maintenance at various City parks and grounds maintenance at City facilities. The contract covers restroom maintenance at Everman and City Park; restroom and litter cleanup at Clark Field, Dubach Field, Camarena Field, and Buchignani Little League; grounds maintenance at the Amherst Borchard Court, and Woodside Park walkways; grounds maintenance for five City parking lots, three pump houses, nine crepe myrtle trees on Court Street, and forty-two tree wells on Main and First Streets; grounds maintenance at the Police Administration Building, Fire Station Number 2 and the west side of City Hall. The renewal represents an overall increase of approximately 3% per month.

LITERACY SERVICE REVISED JOB DESCRIPTIONS:

The City Council approved job descriptions for Literacy Coordinator and Literacy Assistant for the Literacy Service Program.

HEARING - DEVELOPMENT AGREEMENT FOR ICH, INC. AND CAL-PENN BUILDERS, INC.:

The City Manager said the first public hearing scheduled is for the purpose of considering adoption of an ordinance to approve a development agreement between the City of Woodland and ICH, Inc. and Cal-Penn Builders, Inc. The agreement covers the development of a 48-single family lot subdivision (Southwood Unit No. 2) located at the southeast corner of Gibson Road and Matmor Road, Woodland.

Community Development Director Janet Ruggiero gave the staff report.

Mayor Holman opened the public hearing.

The following persons spoke: Bill Streng, representing ICH, Inc. and Cal-Penn Builders, Inc.; and Chet Lincoln, developer.

Mayor Holman closed the hearing.

Ordinance No. 1187:

On motion of Council Member Timothy, seconded by Council Member Crescione and carried by the following roll call vote, the City Council adopted and read by title only Ordinance No. 1187, "An Ordinance of the City Council of the City of Woodland Approving a Development Agreement with Ich, Inc., and Cal-Penn Builders, Inc.:"

AYES: COUNCIL MEMBERS: Crescione, Flory, Timothy, Holman
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: Sandy

HEARING - BEAMER BUSINESS PARK APPEAL:

The City Manager said the second public hearing scheduled is for the purpose of considering the appeal filed by Jim Naekel and Richard Orr of Planning Commission's approval of a condition requiring undergrounding of overhead power lines for their commercial/industrial project (Beamer Business Park) at 10 North East Street.

The Community Development Director gave the staff report.

Mayor Holman opened the hearing.

The following persons spoke: Dick Hoppin, attorney representing appellants Jim Naekel and Richard Orr; Hunter Laugenour, representing his family who owns property near Beamer Business Park; Jim Naekel, appellant; Richard Orr, appellant; and Richard

Orr, Jr.

Mayor Holman closed the public hearing. After some discussion Mayor Holman reopened the hearing, and allowed additional testimony from Dick Hoppin and Jim Naekel.

After further discussion the City Manager recommended that Council continue the hearing to allow time to develop an agreement to provide guarantees that the undergrounding work will be accomplished. The Community Development Director said in the meantime the City can issue a foundation only permit for the project.

Mr. Hoppin said the appellants would agree to the continuance as long as they can obtain a building permit to proceed with the foundation. Staff agreed.

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council continued the hearing on the appeal of Jim Naekel and Richard Orr regarding Beamer Business Park to June 4, 1991.

RECESS:

Council took a recess from 9:25 p.m. until 9:31 p.m.

REPORTS OF CITY MANAGER:

REGULAR CALENDAR:

ALTERNATE SPACE FOR POLICE DEPARTMENT:

Council Member Flory asked if the Council could postpone action on the alternate space proposal submitted by the Police Department until the June 4 Council meeting because he still has some unanswered questions. He said also that concern has been expressed by some members of the Downtown community about the City buying a modular unit rather than leasing vacant space in the Downtown area. He said he wanted to allow interested persons an opportunity to express their views regarding the proposal.

The Community Development Director said the charge of the Downtown Specific Plan Committee is to prepare the specific plan that looks at several issues, including land use, traffic, design review, economic development, etc. She said the time line for the preparation of that plan is four months.

Council Member Flory said he would like to know the advantages and disadvantages of leasing space for the Police Department from the viewpoint of the Downtown specific plan consultant (Black and Associates). He said maybe the City can consider a more condensed unit that would be more of an extension of the current Police Building and not a modular unit sitting in the parking lot next to the station. He added that there is no guarantee that the City will have a new police station in the next three to six years.

On motion of Council Member Flory, seconded by Council Member Timothy and carried by the following vote, the City Council postponed action on the bid call for the modular unit Police work space until June 4, 1991:

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

RESOLUTION NO. 3606 - STREET SPEED ZONE CHANGES:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3606 establishing speed limits on various streets. This resolution changes the posted speeds on portions of Ashley Avenue, Beamer Street, College Street, County Road 101, Gum Avenue, Matmor Road and West Street.

1991 CRUISE NIGHT PROPOSAL:

Police Captain Russ Smith commended the committee chaired by Manuel Arteche on their proposal for the 1991 Cruise Night (named "Hot August Cruise Night 1991") to be held on Saturday, August 3, 1991. In his staff report Captain Smith stated that this year's event will be alcohol free as it has been since 1989 and will begin with a car show on Main Street between Third and College Streets. The street will be closed from 11:00 a.m. and remain closed until about 10:00 p.m. There will be various events during the day including a concert.

Manuel Arteche then explained some of the activities to occur on that day.

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the proposed events for the 1991 Cruise Night subject to the conditions outlined in the Police Department staff report.

LANDSCAPING OF I-5 CORRIDOR ALONG MAZDA BUILDING:

The Community Development Director briefed Council on the landscaping plans for the Mazda Building on I-5 which will include the following:

1. A berm 30 feet in width along the I-5 corridor with a landscape wrap-around at each end of the property.
2. A combination of fast and moderate growing trees planted fairly dense (over 80 in number) along the corridor.
3. The western side of the building has extensive plantings along the property line.
4. No plantings are within 20 feet of the building due to the lime treatment of the soil necessitated by the expansive nature of the soil. This has resulted in the turf blocks having to be removed and additional low landscaping being added to screen the gravel fire lane.

GARBAGE RATE ADJUSTMENT HEARING SET:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council set June 18, 1991 for a public hearing to discuss a garbage rate increase to pay for State mandated solid waste related programs.

PART-TIME RECYCLING COORDINATOR:

On motion of Council Member Crescione, seconded by Council Member Timothy and carried by unanimous vote, the City Council authorized a temporary, part-time Recycling Coordinator.

POSSIBLE PROPERTY ACQUISITIONS:

City Manager Kris Kristensen reported that Merle Dubach of Davis owns two parcels of land north of Woodland which he is attempting to sell. The first parcel is a 38 acre site north of Kentucky Avenue, south of Interstate 5 and immediately west of the main Southern Pacific Railroad tracks. This property could be used as a storm drainage holding pond. The second site contains approximately 36 acres and is immediately located west of Interstate 5 between the interchanges with County Road 98 and West Street and could be used as a possible police training facility and pistol range.

Real Estate agent Rick Elkins said Mr. Dubach, who has previously donated

property to the City, wanted to offer the properties for sale to the City before talking to other potential buyers about the property. He noted that the proposed sale price of \$65,000 for the potential police training site was a good price and a unique piece of property.

After some discussion council agreed not to consider acquisition of the Kentucky Avenue site at this time. Council did agree that Council may consider further the purchase of the 36 acre site west of Interstate 5 between the County Road 98 and West Street interchanges.

AREA M NEEDS ASSESSMENT CONSULTANT CONTRACT:

The Community Development Director reported that on April 18, 1991 a consultant selection team interviewed six firms to prepare the Area M needs assessment study (for the Taormino project) and unanimously recommended the selection of Stanley R. Hoffman & Associates. She said the cost of the study will be born by Taormino & Associates.

Council Member Timothy said she had a question about the scope of work. She said her main concern was the loss of agricultural land and the impact on the environment. She said she did not see those issues addressed in the scope of work.

The Community Development Director suggested that the Council allow the consultant to begin, and if the Council wishes to expand the scope of work, staff will report back to Council on an amendment to the contract.

Council Member Timothy said she wanted the consultant to proceed with the contract amendment work at this time, but she would accept the detail to the contract change at a later date.

City Attorney Bob Murphy said Council could approve the contract on the basis that the consultant would agree to a change order.

Mayor Holman, Council Member Flory and Council Member Crescione supported the request of Vice Mayor Timothy.

The City Manager said staff can negotiate a cost estimate for the additional work, draft a revised scope of work, and report back to Council for approval.

Dave Taormino said he has no concern about addressing the agricultural

issues. He said those issues would be covered in the EIR, but he requested that Council approve this amount of work with staff reporting back later on the cost for the additional work.

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council extended the meeting from 11:00 p.m. to 11:30 p.m.

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the Council continued to the June 4, 1991 meeting approval of the Area M Needs Assessment consultant contract with Stanley R. Hoffman and Associates with an expanded scope of work to include an analysis of the environmental factors (land, air and water) effected by the Taormino proposal and a revised cost estimate.

The Community Development Director suggested that staff report back with a draft of the scope of work that addresses Council Member Timothy's areas of concern and differentiate that from an environmental impact report and analysis from a needs standpoint.

YOLO SOLANO AIR POLLUTION CONTROL DISTRICT PROPOSED BUDGET REVISIONS:

Senior Planner Tim Bach reported that in regard to the use of vehicle registration fees that flow from the State Department of Motor Vehicles to the Yolo Solano Air Pollution Control District (APCD) last February, at the request of the APCD, Yolo County's Transit Director met with the APCD, and the APCD approved a pass through funding to Yolo County Transit Authority (YCTA) in the amount of \$156,000. He said a newly appointed APCD Director has determined that in order to meet the requirements of the Clean Air Act APCD needs to substantially increase its staff capabilities, and the Director has recommended that the funds not be passed through to YCTA but be used for internal staffing of the APCD. He said the problem is that effects five projects included in the YCTA 1991-92 preliminary budget which includes the Compressed Natural Gas project, congestion management monitoring project, the lease purchase of a used transit bus, purchase of van pools and contribution to YCTA's marketing program. If the pass through funds do not go to YCTA's projects, YCTA will continue the programs and the costs will be shifted to its member agencies. For Woodland that would amount to \$55,003.

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council recommended that the Yolo

Solano Air Pollution Control District honor its previous commitment to provide continuing funds to Yolo County Transit Authority for the following projects: Compression Natural Gas buses \$29,500; Congestion Management Project compliance monitoring \$60,000; and lease/purchase of one bus \$37,000, for a total of \$126,500. (This will amount to a reduction of \$30,000 from the APCD's previous commitment, a 19.2% reduction and a compromise to the previous budget action.)

GROUND WATER TRANSFERS:

The City Manager said Council Member Sandy had requested an agenda item regarding ground water transfer policy, and since Council Member Sandy was not present at the meeting he recommended the Council postpone discussion until June 4, 1991.

FUTURE MEETING AGENDA ITEMS:

Mayor Holman said Council needs to appoint a Council Member to the Downtown Specific Plan Steering Committee. The City Manager said that item will be on the June 4 agenda.

Council Member Timothy said she sits on a water committee, representing the City of Woodland, and the committee is looking into another study in cooperation with other cities and water agencies in Yolo County. She said she would like that matter discussed on June 4, 1991.

ORDINANCE NO. 1186 - WATER CONSERVATION MEASURES:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by the following roll call vote, the City Council adopted and read by title only Ordinance No. 1186, "An Ordinance of the City of Woodland Amending Chapter 23C of the City Municipal Code by Adopting Article XI Relating to Water Conservation Measures":

AYES: COUNCIL MEMBERS: Crescione, Flory, Timothy, Holman
 NOES: COUNCIL MEMBERS: None
 ABSENT: COUNCIL MEMBERS: Sandy

ORDINANCE NO. 1188 - BURGLARY/ROBBERY ALARM SYSTEMS:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by the following roll call vote, the City Council adopted and read by title only

Ordinance No. 1188, "An Ordinance of the City of Woodland Adding Article V to Chapter 13 of the City Municipal Code to Provide City-wide Regulations for Burglary and Robbery Alarm Systems and Requiring a Permit Therefor":

AYES:	COUNCIL MEMBERS:	Crescione, Flory, Timothy, Holman
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	Sandy

ADJOURNMENT:

At 11:30 p.m. the Council meeting was adjourned to May 28, 1991, 7:00 p.m. at Gibson School, 312 Gibson Road, Woodland (for the primary purpose of conducting a public hearing regarding the Gibson Road Safety and Operations Study).

City Clerk of the City of Woodland