

Council Chambers
300 First Street
Woodland, California

March 19, 1991

The Woodland City Council met in regular session at 7:30 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, Sandy, Timothy

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, O'Toole, Murphy, Tribbett, Ruggiero, Suhr,
McDonell, Brown, Kaplan, Olson, DeWeerd

MINUTES:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council approved the minutes of the regular meeting of January 2, 1991, as prepared.

COMMUNICATIONS:

1. From William R. Linford, Foreman of the 1990-91 Yolo County Grand Jury, a letter was received transmitting the findings of the Grand Jury's City Government Committee. Council Member Sandy requested that Council postpone approving the City's response to the letter from the 1990-91 Yolo County Grand Jury until the April 2, 1991 Council meeting. Council agreed to the postponement.

2. From Tom Torlakson of the Board of Supervisors of Contra Costa County a letter was received urging the City to give support to AB 494 which will increase boat registration fees to provide for boating safety and law enforcement on the Delta. Council Member Flory requested that Council postpone until April 2, 1991 action on the request from the Contra Costa County Board of Supervisors until comments have been received from the Yolo County Sheriff's Office.

3. From Mike Hawkins, Engine Parts and Machine, Woodland, a letter was received objecting to increases in yard refuse, street sweeping and garbage rates. No

Council action was taken.

4. From the State Department of Alcoholic Beverage Control a copy of an application was received for an off sale beer and wine license for Sigma Gas and Food, 845 East Street, Woodland. No Council action was taken.

5. From the law offices of Moreno & Rivera, Sacramento, a claim against the City was received on behalf of Rafael R. Flores in the amount of \$115,000.00. The claim stated that claimant was unlawfully arrested on November 8, 1990 at his residence. The City's insurance representative recommended that Council reject the claim.

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 Rafael R. Flores and referred the claim to the City's insurance representative.

6. From the Woodland Downtown Improvement Association a letter was received suggesting organizations which could be represented on the Downtown Specific Plan Advisory Committee. This matter was scheduled under the Regular Calendar items.

COMMITTEE REPORTS:

1. From Police Chief Bob McDonell a report was received transmitting the minutes of the January 11, 1991 meeting of the Governing Board of the Yolo County Communications Emergency Services Agency. No Council action was necessary.

2. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the January 28, 1991 City/School District 2 x 2 meeting. No Council action was necessary.

3. From Finance Director Peter Woodruff a report was received transmitting the minutes of the February 22, 1991 meeting of the Yolo County Public Agency Risk Management Insurance Authority Board. No Council action was necessary.

4. From Director of Public Works Ron Tribbett a report was received transmitting the minutes of the March 4, 1991 meeting of the Traffic Safety Commission. No Council action was necessary.

5. From Community Development Director Janet Ruggiero a report was received summarizing action taken by the Historical Preservation Commission at its meeting of March 5, 1991. No Council action was necessary.

6. From Parks and Recreation Director John Suhr a report was received transmitting the minutes of the March 6, 1991 meeting of the Child Care Commission.

7. From the Community Development Director a report was received summarizing action taken by the Planning Commission at its meeting of March 7, 1991, as

follows:

- (a) Commission cancelled the March 21, 1991 meeting due to their attendance at the League's Planning Commissioners' Institute.
- (b) Commission approved Tentative Map No. 3958 to divide a 15,211 square foot site into two (2) parcels. Commission also certified a Categorical Exemption for the project which is located at 737 Elm Street in the R-1 Zone.
- (c) Commission approved a variance requested by Mr. Orrick to waive the 8-foot landscaping area along the public right-of-way. Commission also certified a Categorical Exemption for the project which is located at 801 East Street in the C-3 Zone.
- (d) Commission approved Tentative Map No. 3585 to divide 41 acres into two (2) lots. Commission also certified a Categorical Exemption for the project which is located on the south side of East Main Street and east of County Road 102 in the I (Industrial) Zone.
- (e) Commission discussed a report on possible revisions to the C-H (Commercial Highway) Zone. The item was continued to the April 5, 1991 meeting.
- (f) Commission indicated the following concerns with the Right-To-Farm Ordinance:
 - (1) It is retroactive and thus existing homeowners that have nuisance problems with a farming operation are precluded from relief from that nuisance.
 - (2) The Grievance Committee should be expanded to five (5) members with non-agricultural members to provide balance.
 - (3) Areas of the farming operation that the State controls should be acknowledged in the ordinance.
- (g) Commission recommended that the County prepare a Regional Yolo County Habitat Conservation Plan for the Swainson's Hawk and other threatened and endangered species before adopting a Purchase of Development Rights Program.
- (h) Commission reviewed the City Water Management Plan and had the following

comments:

- (1) Commission expressed interest in additional plumbing requirements to save water on new construction: i.e., instant hot water in remote building locations to save on loss of water while waiting for hot water.
- (2) Commission suggested using neighborhood watch groups for helping control outside water waste.
- (3) Commission expressed strong interest in water reclamation as conservation through reuse.

PUBLIC COMMENT:

City Manager Kris Kristensen announced that two new staff persons present at the meeting were Redevelopment Coordinator John DeWeerd and Assistant City Manager Kristine O'Toole.

HEARING - URBAN WATER MANAGEMENT PLAN UPDATE:

The City Manager said the one public hearing scheduled is for the purpose of considering adoption of the Urban Water Management Plan Update.

Associate Engineer Mike Horgan said this draft plan includes four separate proposals: 1) a landscape ordinance for all new construction; 2) an ultra-low-flow toilet ordinance and existing fixtures replacement program; 3) a modification to the water meter code; and 4) a school education program (for Third to Eighth Grade classes). He said there are moderate costs associated with the proposals.

Mayor Holman opened the public hearing.

Chris Roberts, representing the Chamber of Commerce, thanked staff for the opportunity to comment on the plan, and said that the Chamber wants to be of service.

There being no further comments, Mayor Holman closed the hearing.

After some discussion Council scheduled adoption of the Urban Water Management Plan Update for the adjourned meeting of March 26, 1991.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Flory requested removal from the Consent Calendar of the item regarding approval of Engineering Technical job specification changes.

Council Member Timothy requested removal from the Consent Calendar of the item regarding the bid award for the North Park Phase IV construction.

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

INFORMATION AND REFERRAL SERVICES GRANT RENEWAL:

The City Council approved renewal of the Information and Referral Service Grant Agreement with Yolo County for 1990-91 (July 1, 1990 through June 30, 1991).

BEAMER AND KENTUCKY ASSESSMENT DISTRICT:

The City Council authorized the City Manager or his designee to obtain title reports and property appraisals for all parcels within the Beamer and Kentucky Assessment District.

CLANTON ANNEXATION HEARING SET:

The City Council set a public hearing on the Clanton Annexation proposal for April 16, 1991.

RESOLUTION NO. 3596 - CLAIM FOR FREEZE DAMAGES:

The City Council adopted Resolution No. 3596 authorizing Finance Director Peter Woodruff to serve as the City's designated agent to file a claim for freeze damages with the State Office of Emergency Services.

REGULAR CALENDAR:

NORTH PARK GREENBELT BID AWARD:

Parks and Recreation Director John Suhr responded to questions from Council Member Timothy regarding the North Park Greenbelt proposal with respect to water conservation. He said the project involves the extension of North Park Unit No. 4 Greenbelt Park in Parcel "F" and "G" and the extension of the Greenbelt Park from West Woodland Avenue to the north for two blocks, just west of North Ashley Avenue. The project includes construction of pedestrian and bike paths, lighting, irrigation and landscaping. There were eight bidders for the project, and M & B Construction of Davis was the low bidder.

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council awarded the bid for the extension of North Park Unit No. 4 Greenbelt Park to M & B Construction, Davis, California, in the amount of \$55,089.20.

ENGINEERING TECHNICIAN JOB SPECIFICATION CHANGES:

Personnel Analyst Gail Olson recommended Council approval of Engineering Technician I/II and Engineering Technician III job descriptions and salary ranges (a change from Engineering Technician to Engineering Technician I with a salary range of 44 [\$2083-2533] and a change from Engineering Assistant to Engineering Technician II with a salary range of 48 [\$2297-2794] and Engineering Technician III with a salary range of 52 [\$2533-3081]).

After some discussion Council agreed to postpone the Engineering Technician job specification and salary range changes until April 2, 1991.

LITERACY SERVICE:

Roy Holmes, President of the Literacy Council, reported to Council on the financing proposal for the Literacy Service operation for the fiscal year beginning July 1, 1991. He said the Literacy Council expects to bring in a maximum of \$11,000 next year in donations and fund raising, representing an increase of \$7,000 over fund raising efforts planned for this year. The Literacy Council felt it should remain an element of the City Library program so that it can be eligible for future State Library funding. The 1991-92 proposal proposes shifting some of the duties of the Literacy Program Manager (which will soon become vacant) to the Literacy Council, reclassify the position to a lower salary, and eliminate its employee benefits which are not required by the government. The Clerical Worker III position would be reclassified to a Literacy Assistant position at the same rate of pay. He said the changes would lower operating expenses to \$32,549.

Council Member Sandy thanked Mr. Holmes and Literacy Program Manager

Joan Kaplan for their efforts to continue the program.

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous vote, the City Council gave conceptual approval to the financing staffing plan proposed by the Literacy Council for the Fiscal Year 1991-92 Literacy Service.

DOWNTOWN SPECIFIC PLAN/CONSULTANT CONTRACT/COMMITTEE:

On motion of Council Member Crescione, seconded by Council Member Sandy and carried by unanimous vote, the City Council authorized the Mayor to execute a contract for the preparation of a Downtown Specific Plan with the firm of Michael Black and Associates in the amount of not more than \$55,000.

On motion of Council Member Timothy, seconded by Council Member Sandy, and carried by unanimous vote, the City Council requested that the Redevelopment Agency fund the cost of the preparation of the Specific Plan.

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by the following vote, the City Council established a 13-member Downtown Specific Plan Citizens Steering Committee to guide the Downtown Specific Plan preparation and public participation in the planning process to include representatives from the following groups: Woodland Downtown Improvement Association (1); Chamber of Commerce (1); City Historical Preservation Commission (1); City Traffic Safety Commission (1); Redevelopment Citizens Advisory Committee (1); Woodland Opera House Board of Directors (1); the Hispanic Chamber of Commerce (1); one ex-officio representative from the City Planning Commission; one ex-officio representatives from the City Council; the Neighbors Sub Committee of the Woodland Downtown Improvement Association (2); community at large (2); and Downtown property owners (2):

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

Council Members Flory and Timothy volunteered to screen applicants for the various representatives, and requested that each group submit three names. Council also directed the City Clerk to advertise for the community at large representatives.

DOWNTOWNERS' REQUEST TO USE DIAMOND LUMBER SITE FOR CARNIVAL:

On motion of Council Member Flory, seconded by Council Member

Crescione and carried by unanimous vote, the City Council approved a request of the Woodland Downtown Improvement Association to use the City's property at Sixth and Main Streets (the old Diamond Lumber property) for a carnival on April 3-7, 1991, with the condition that the carnival be closed by 11:30 p.m. each evening.

DOWNTOWNERS PROPOSAL FOR FARMERS MARKET/PLAZA MANAGEMENT:

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous vote, the City Council approved a proposal of the Woodland Downtown Improvement Association, attached as Exhibit A, to plan and manage group events in the downtown area including Heritage Plaza for 1991; and the City Council approved the Downtowners' request to use \$1,500 from the plaza brick fund for this purpose; and the City Council approved the expenditure of \$1,500 in City funds for this purpose.

RECESS:

Council took a recess from 9:35 p.m. until 9:40 p.m.

PURCHASE OF OFFICE AUTOMATION EQUIPMENT:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized staff to negotiate the purchase of hardware, software, and training from D & G Computers of Sacramento in an amount not to exceed \$67,000. The purchase represents Phase One of the City automation plan and includes the purchase of seventeen computers, nine laser printers, two dot matrix printers, software, maintenance and training.

YOLO COUNTY FARMLAND CONSERVATION PROGRAM:

Community Development Director Janet Ruggiero reported that the Planning Commission on March 7, 1991 reviewed a staff report on the Yolo County Farmland Conservation Program draft ordinance which has two sections: (1) a Right-To-Farm Program Ordinance and (2) a purchase of Development Rights Program. She said the commission recommended that the Council forward a letter to the County with the following comments:

(A)The City generally supports the Right-To-Farm Ordinance, but has the following concerns:

(1)It is retroactive and thus existing homeowners that have nuisance problems

with a farming operation are precluded from relief from that nuisance.

(2)The Grievance Committee should be expanded to five (5) members with non-agricultural members to provide balance.

(3)Areas of the farming operation that the State controls should be acknowledged in the ordinance.

(B)The City recommends that the County prepare a Regional Yolo County Habitat Conservation Plan for the Swainson's Hawk and other threatened and endangered species before adopting a Purchase of Development Rights Program.

Council Member Sandy said he agreed with the recommended concern (A)(1) stating that the Right-To-Farm Ordinance is retroactive and existing homeowners that have nuisance problems with a farming operation are precluded from relief from that nuisance. He suggested holding off on sending a response letter to the County.

Council Member Timothy said she was opposed to concern (A)(1) and wanted to eliminate the statement from the City's comments.

The Community Development Director said she could prepare a letter to the County Planning Commission for the City Manager's signature with the City's initial comments regarding general support of the Right-To-Farm Ordinance and the Regional County Habitat Conservation Plan for the Swainson's Hawk. She said based on Council's comments she would include comments (A)(2), (A)(3), and (B) listed above.

LANDSCAPING ALONG INTERSTATE 5 CORRIDOR:

Council Member Flory had requested at the last Council meeting a report on the City's policy regarding landscaping along the I-5 corridor. The Community Development Director said the landscaping requirement is the same as any other project that is adjacent to a public right-of-way which is a minimum 8-foot landscape strip. In the Industrial Zone there is a provision in the Zoning Ordinance that says "additional landscaping may be required in order to provide an aesthetically pleasing entrance to the City, if appropriate." She said under this provision, the City has required two recent projects along the I-5 corridor to provide a 20-foot landscape setback along the freeway. Currently in the City's Zoning Ordinance there is an 8-foot front yard setback. For the lots which back up

to I-5, there is not a required rear yard setback and buildings could locate adjacent to the 8-foot planter. She said Council may wish to consider development of an I-5 corridor overlay zone and amending the Zoning Ordinance.

Council Member Flory said he would like the Planning Commission and the City Council to discuss the entire corridor area.

Council Member Sandy said he felt there is a need for landscaping design and building design standards, but he said he did not want to bring commercial development to a halt.

Planning Commissioner Frank Ramirez, 806 Farrell Place, Woodland, he said the problem is that a building the size as the Mazda building can be constructed without design review. He suggested that this zone be included in the I-5 study by the Planning Commission.

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

The Community Development Director said she will have the Planning Commission review project proposals within the I-5 corridor.

The City Manager said he will contact the Council to select a joint meeting date with the Planning Commission to discuss the I-5 corridor and design review.

APPROPRIATION FOR BEAMER PARK RENOVATION PROJECT:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council appropriated \$300,000 towards the Beamer Park Renovation Project in the Park Reserve Fund (27) in 1991.

RESOLUTION NO. 3597 - CAREER CRIMINAL APPREHENSION PROGRAM:

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3597 authorizing the Chief of Police to submit a grant application to the Office of Criminal Justice Planning for the continued funding of our Career Criminal Apprehension Program, accept the \$165,600 award and authorize program appropriations.

On motion of Council Member Crescione, seconded by Council Member Sandy and carried by unanimous vote, the City Council extended the meeting time from 11:30 p.m. to 11:40 p.m.

HISTORICAL PRESERVATION COMMISSION/LIBRARY BOARD APPOINTMENTS:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council appointed Marcia Cary as a member of the Historical Preservation Commission for a term ending December 31, 1994, and appointed Susan Eager as a member of the Library Board for a term ending December 31, 1993.

CITY COUNCIL ASSIGNMENTS TO COMMITTEES:

The Council agreed to the following City Council committee appointments for the year beginning April 1991:

City/County 2 x 2 -Mayor Holman
Council Member Crescione

City/Davis 2 x 2 -Mayor Holman
Council Member Timothy

City/West Sacramento 2 x 2 -Mayor Holman
Council Member Crescione

City/Chamber 2 x 2 -Council Member Flory
Council Member Sandy

Downtown Parking Committee -Council Member Crescione
Mayor Holman

City Solid Waste Committee-Council Member Crescione
Council Member Flory

Recycling Committee -Council Member Timothy
Council Member Flory

City/School -Council Member Flory
(Woodland Joint Unified School District) Council Member Sandy

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Cable Television Committee-Council Member Timothy
Council Member Crescione

Cities/Counties Coordinating
Committee -Mayor Holman
Council Member Timothy

FUTURE MEETING AGENDA ITEMS:

Council agreed to appoint on March 26, 1991 a City representative to attend the April 3, 1991 public hearing in West Sacramento regarding Sacramento Metro Airport flight patterns.

ADJOURNMENT:

At 11:47 p.m. there being no further business the meeting was adjourned to Monday, March 25, 1991, at 6:30 a.m.

City Clerk of the City of Woodland