

Council Chambers
300 First Street
Woodland, California

July 3, 1990

The Woodland City Council met in regular session at 7:30 p.m. (A closed session was scheduled but was not held.)

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, Woodruff, Moe, Tribbett, Ruggiero, McPherson, Buchanan, McDonell, Blankenship

MINUTES:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council approved the minutes of the adjourned meeting of June 20, 1990, as prepared.

COMMUNICATIONS:

1. From Soroptimist International of Woodland a letter was received advising that their club would like to join the Woodland Downtown Improvement Association in sponsoring a barbecue and street dance at the Plaza on September 8, 1990 to coincide with the "Stroll through History" day. The City Clerk reported that the Public Works Department has advised that the Plaza project is not scheduled for completion until the end of September. The Council took no action.

2. From Mark Milton on behalf of Victoria Martuce, 610 Kentucky Avenue, Woodland, a notice of appeal was received regarding the Planning Commission's approval of a conditional use permit for the College Park project located between College Street and Palm Avenue south of Kentucky Avenue. This project includes a proposed 96-unit apartment complex.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council set July 17, 1990 for a hearing to consider appeal filed by Mark Milton.

3. From Helen Thompson, Chair of the Yolo County Board of Supervisors, a letter was received transmitting the Rural Lands Preservation Initiative the County is planning to place on the November 6, 1990 ballot. The City Clerk advised that the matter is being scheduled for review by the City Planning Commission, and Commission comments will be presented to Council at a later date.

COMMITTEE REPORTS:

1. From City Manager Kris Kristensen a report was received transmitting the minutes of the May 23, 1990 meeting of the Governing Board of the Yolo County Transit Authority. No Council action was necessary.

2. From Director of Public Works Ron Tribbett a report was received transmitting the minutes of the June 11, 1990 meeting of the Tree Commission. No Council action was necessary.

3. From the City Manager a report was received summarizing issues discussed at the June 12, 1990 meeting of the City Solid Waste Committee. No Council action was necessary.

4. From Community Development Director Janet Ruggiero a report was received summarizing action taken by the Planning Commission at its meeting of June 14, 1990, as follows:

(a) Commission cancelled the June 21, 1990 meeting.

(b) Commission approved Tentative Subdivision Map No. 3835 for an 8.1 acre parcel at the southwest corner of East Gum Avenue and County Road 101. This map would split the 8.1 acre parcel into 46 lots for single family homes. One of the conditions of approval stated that, prior to recording of the final map, appropriate funding mechanisms shall be in place to finance the deficiency in the levels of service caused by the project. The Commission also certified a Supplemental EIR for the project.

(c) Commission continued the Clanton Project until July 5, 1990 in order for the Final EIR to be completed.

(d) Commission recommended approval to the City Council of the rezoning of the College Park Project, located south of Kentucky Avenue between College Street and Palm Avenue. Commission also approved a tentative subdivision map on 14.45 acres that would allow 37 single family detached homes, eight split lot duplexes and an apartment

project (with 96 apartments). A conditional use permit/PUD was also approved for the apartments.

On motion of Council Member Crescione, seconded by Council Member Flory and carried by unanimous vote, the City Council set July 17, 1990 for a hearing to consider the rezoning of the College Park Project to R-M/PD and R-1/PD.

5. Parks and Recreation Director John Suhr a report was received summarizing action taken by the Parks and Recreation Commission at its meeting of June 20, 1990. No Council action was necessary.

PUBLIC COMMENT:

Council Member Gary Sandy presented T-shirts to the Council advertizing the 4th of July celebration to be held in Woodland.

AWARD FOR FINANCIAL REPORTING:

Mayor Holman presented a Certificate of Achievement for Excellence in Financial Reporting to Controller Rosemary Abrahams. The award was given by the Government Finance Officers Association (GPOA).

AWARD FOR HISTORIC WALKING TOUR:

Community Development Director Janet Ruggiero formally presented an award to Mayor Holman on behalf of the City for special recognition for the Woodland Historic Walking Tour booklet. The award was given by the Sacramento Valley Section of the American Planning Association. Mayor Holman, Historic Preservation Commission Members Manuel Arteche and David Wilkinson, Associate Planner Ron Pinegar and Ms. Ruggiero received the award on June 7, 1990 in Sacramento at the Sacramento Valley Section's annual award ceremony.

HEARING - WEST COURT STREET PLAN LINE:

The City Manager said the first public hearing scheduled is for the purpose of establishing a Plan Line for the future extension of West Court Street between Sonoma Way and County Road 98.

The Community Development Director gave the staff report.

Mayor Holman opened the public hearing, and there being no comments he closed the hearing.

Resolution No. 3554:

On motion of Council Member Timothy, seconded by Council Member Crescione and carried by unanimous vote, the City Council adopted Resolution No. 3554 adopting the West Court Street Plan Line.

HEARING - GENERAL PLAN AMENDMENT/SPECIFIC PLAN AMENDMENT, ETC.:

The second public hearing scheduled was for the purpose of considering a General Plan amendment, a Northwest Specific Plan amendment and a Zoning Map amendment for a 22 unit apartment project (Valley Oaks Apartments) at the southwest corner of W. Kentucky Avenue and N. Cottonwood Street; and changing the building intensity provisions of the General Plan for Low Density Residential designation to maximum building coverage of 40% except for duplexes on corner lots which are allowed a maximum building coverage of 50%.

Community Development Director Janet Ruggiero gave the staff report.

Mayor Holman opened the public hearing to receive testimony regarding the proposed General Plan amendment and the Specific Plan amendment.

Ray Thompson of Stanley Davis Co. responded to questions from the Council regarding the apartment project.

There being no further comments Mayor Holman closed the hearing.

Resolution No. 3555:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council adopted Resolution No. 3555 amending the General Plan to (1) designate property at the southwest corner of N. Cottonwood Street and W. Kentucky Avenue as R-M Medium Density Residential and (2) change the General Plan Building Intensity provisions to designate a maximum building coverage of 50% in the Low Density Residential category and amending the Northwest Specific Plan to designate the property at the southwest corner of N. Cottonwood Street and W. Kentucky Avenue as R-M Medium Density Residential.

Mayor Holman then opened the hearing regarding the proposed rezoning of the

property from C-1 Neighborhood Commercial to R-M/PD Medium Density Residential/Planned Development. There being no comments he closed the hearing.

Ordinance No. 1170:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1170, "An Ordinance Amending the Zoning Map of the City of Woodland by Rezoning Certain Property R-M (Medium Density Residential)."

HEARING - ESTABLISHING LOT COVERAGE FOR VARIOUS ZONES:

The City Manager said the third public hearing scheduled is for the purpose of amending the Zoning Ordinance regarding lot coverage in various zones. Lot coverage is defined as the area of a lot occupied by buildings, and it shall not include fences, walls, hedges, swimming pools or uncovered patios.

The Community Development Director gave the staff report.

Mayor Holman opened the public hearing, and there being no comments he closed the hearing.

Ordinance No. 1171:

On motion of Council Member Crescione, seconded by Council Member Sandy and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1171, "An Ordinance Amending Chapter 25 of the Code of the City of Woodland Establishing Lot Coverage for Various Zones."

HEARING - 1990-91 APPROPRIATION LIMIT:

The fourth public hearing scheduled was for the purpose of setting the Fiscal Year 1990-91 Appropriation Limit.

Finance Director Peter Woodruff gave a brief staff report.

Mayor Holman opened the public hearing, and there being no comments he closed the hearing.

Resolution No. 3556:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council adopted Resolution No. 3556 setting the Fiscal Year 1990-91 Appropriation Limitation in accordance with Article XIII-B of the State Constitution at \$16,238,843.

HEARING - STRENG POND LANDSCAPING MAINTENANCE DISTRICT:

The fifth public hearing was scheduled for the purpose of considering proposed assessments for the Streng Pond Landscaping Maintenance District for Fiscal Year 1990-91.

The Finance Director gave the staff report.

Mayor Holman opened the public hearing, and there being no comments he closed the hearing.

Resolution No. 3557:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council adopted Resolution No. 3557 confirming the Streng Pond Landscaping Maintenance District Map and ordering the assessment for Fiscal Year 1990-91 as set forth in the annual report.

ADJOURNMENT OF MEETING:

Mayor Holman temporarily adjourned the meeting of the Council at 8:17 p.m. in order to convene the meeting of the City of Woodland Redevelopment Agency. See Agency minutes attached to these Council minutes as Exhibit A. At 8:19 p.m. the Agency meeting was adjourned in order to convene the meeting of the Woodland Public Facilities Corporation. See Corporation minutes attached to these Council minutes as Exhibit B. At 8:23 p.m. the Corporation meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

The City Manager asked that the update on the Downtown Improvement Project be removed from the Consent Calendar. Council Member Flory asked to have the 1990 Concrete project removed from the Consent Calendar.

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:

HEARING SET RE CLEAN LOT PROGRAM:

The City Council set July 17, 1990 as the time for hearing and receiving the report on the cost of 1990 Clean Lot Program.

HEARING SET RE DELINQUENT REFUSE ACCOUNTS:

The City Council set July 17, 1990 as the date for a public hearing to review the proposed tax lien list (from Woodland Disposal Company) for delinquent refuse accounts.

COMPLETION OF W. MAIN & ASHLEY IMPROVEMENT PROJECT:

The City Council accepted the West Main Street and Ashley Avenue Improvement Project by Ron Hale Construction as complete; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to execute the notice of completion.

REGULAR CALENDAR:

UPDATE ON DOWNTOWN IMPROVEMENT PROJECT:

Director of Public Works Ron Tribbett and Assistant Engineer Dan Blankenship gave Council an update on the Downtown Improvement Project.

Council Member Flory asked that Council discuss at a later date setting limits on change orders.

The City Manager said staff is researching policies other cities use with regard to change order approvals and how they can occur. Staff will come back with a recommendation at a later date. He said he did not feel the Council would want to assume the responsibility of approving all change orders because Council is not on the job as Public Works staff is.

Council Member Flory said he agreed that unforeseen costs should be accomplished with change orders but he wanted to discuss the dollar limit to change orders at a later date.

COMPLETION OF 1990 CONCRETE PROJECT:

Council Member Flory said he was concerned that the Council awarded the contract for the 1990 Concrete project on May 1, 1990, and since the bid was under budget, a change order in the amount of \$17,555.45 was issued for additional work. He said Council should have addressed the issue of the change order.

Director of Public Works Ron Tribbett said annually the City contracts for concrete work and some is done by City forces. Approximately \$35,000 to \$45,000 was budgeted for concrete repair this year, and he said since City crews were not going to be able to accomplish their work and the contract portion was under budget the quantities were increased for the contract work. He said his job is to assure that the project stays within budget, and the addition of the change order for the concrete project still kept it under budget.

Council Member Flory said he still felt uncomfortable adding approximately \$18,000 onto a project that came in under budget.

In the future the City Manager said when Council awards a contract, staff will know if there are additional monies budgeted. Council can consider whether or not to accept change orders at that time.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council accepted the 1990 Concrete Project as complete; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to execute the notice of completion.

BLAST FROM THE PAST '90/DOWNTOWN PROJECT REPORT:

Police Chief Bob McDonell said the contractor for the Downtown Improvement Project (Ghilotti Bros., Inc.) has reported that by August 4 the curb and sidewalk will be substantially completed so that it should not affect the parade route for Blast from the Past '90. Also, he advised Council that the concert at the High School proposed for Blast from the Past will not take place, but there are advertisements circulating that there will be a live band and dance at Jaspers at the Yolo County Mall. He said the Police Department is in the process of obtaining proper insurance certificates, and he said he will keep the Council informed if there are any changes in plans.

The City Manager said the Police Department works with the organizers of the event so that everyone knows what to expect.

SUPPLEMENTAL SURFACE WATER:

Associate Engineer Mike Horgan reported that the City of Woodland and eleven other water purveyors in Yolo and Solano Counties jointly submitted a report on supplemental surface water to the Federal Bureau of Reclamation describing their interests in water from the Central Valley Project. Council received a copy of the report which was prepared by Borcalli and Associates. Mr. Horgan said the report addressed concerns about gravel mining, injection wells, agricultural chemical application, ground subsidence and changes in ground water uses which could have a detrimental effect on the present ground water supply. The Council commissioned the report in 1989.

Fran Borcalli of Borcalli and Associates reviewed the report with the Council. In describing the alternative water sources available he said that Putah Creek is not an option for the City of Woodland or Yolo County. Cache Creek which originates in Lake County has "unappropriated" water and is not a feasible option. He said, however, that the Colusa/Tehama Canal and the Sacramento River could provide alternatives for Woodland. He said there could be a Davis-Woodland pipeline for a joint use facility.

After staff and Mr. Borcalli responded to questions from Council the following action was taken:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council accepted the Supplemental Surface Water Report prepared by Borcalli and Associates with emphasis on Tasks A ("Determine Feasibility of Surface Water from the Tehama/Colusa Canal") and B ("Determine Feasibility of Surface Water from the Sacramento River Via a New Diversion") in Table 5 of the Report and with continued emphasis on water conservation efforts.

RESOLUTION NO. 3558 - TRANSPORTATION DEVELOPMENT ACT FUNDS:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council adopted Resolution No. 3558 entitled "Resolution Authorizing Filing of Annual Transportation Development Act Claim with the Sacramento Area Council of Governments."

CHILD CARE COMMISSION APPOINTMENTS:

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council appointed the following persons to the Child Care Commission with terms to be determined at the first Commission meeting: Gloria Smith, Pam McKeand, Christine Golnik, Pam Grigsby Jones, Nadine Noelting, Nancy Schou-Phibbs and Elizabeth Flynn.

TREE COMMISSION APPOINTMENT POSTPONED:

Council postponed action on appointing a member to the Tree Commission to allow time for a fifth candidate to be interviewed.

FUTURE MEETING AGENDA ITEMS:

Council Member Flory asked if the City will be preparing a response to the most recent Yolo County Grand Jury Report. The City Manager said he will be preparing a letter for Council approval at a later date.

ORDINANCE NO. 1169 - REZONING NORTH SIDE OF KENTUCKY AVENUE:

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by the following roll call vote, the City Council adopted and read by title only Ordinance No. 1169, "An Ordinance Amending the Zoning Map of the City of Woodland by Rezoning Certain Property I-PD (Industrial/Planned Development)":

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

ADJOURNMENT:

At 10:12 p.m. there being no further business the meeting was adjourned to Saturday, July 7, 1990, at 9:00 a.m. in the Bank of Woodland Conference Room, 120 West Court Street, Woodland, to discuss City Goals for 1990-91.

City Clerk of the City of Woodland