

Council Chambers
300 First Street
Woodland, California

July 15, 1997

The Woodland City Council met in special session at 6:00 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 that the closed session scheduled was for the purpose of holding a conference with Labor Negotiator William Avery (Sec. 54957) regarding the following employee organizations: Woodland Mid-Management Association, Woodland Professional Police Employees' Association, and Woodland Professional Firefighters' Association. Council also held a conference with Legal Council regarding anticipated litigation (Sec. 54956.9(c)) (one case).

Council Members present at the meeting were: Rominger, Borchard, Flory, Losoya, Ryhal. Council Members absent: none. City Manager Kris Kristensen, Assistant City Manager Phil Marler, and City Attorney Ann Siprelle also attended the closed session.

The special session and closed session were adjourned at 6:50 p.m.

The Woodland City Council met in regular session at 7:00 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,
Ryhal

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Siprelle, Marler, Ruggiero,
Winnop, Wegener, Vicars, Barry, Ponticello,
Ostebo, MacNicholl, Pinegar, Pollard,
Phillips, DeWeerd, Mitchell, Horgan

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the City Council just completed a closed session dealing with two items: labor negotiations and anticipated litigation. These items are permitted for closed session pursuant to the Government Code.

Mayor Rominger said in regard to the anticipated litigation the Council has directed her to announce that Council has voted to initiate litigation against Beamer Park Industries.

MINUTES:

On motion of Council Member Losoya, seconded by Council Member Borchard and carried by unanimous vote (Mayor Rominger abstained), the City Council approved the minutes for the regular Council meeting of April 15, 1997, as prepared.

COMMUNICATIONS:

1. From Andree D. Taylor-Solano a letter was received submitting his resignation from the Parks, Recreation and Community Services Commission. The City Clerk said that Andree has been serving on the Commission since December 6, 1994, and a letter of appreciation will be sent to him.

The City Council appointed Council Members Borchard and Flory to interview applicants for Parks, Recreation and Community Services Commission.

COMMITTEE REPORTS:

1. From Public Works Director Gary Wegener a report as received transmitting the minutes of the Traffic Safety Commission meeting of June 12, 1997.

2. From Community Development Director Janet Ruggiero a report was received transmitting minutes of the Historic Preservation Commission meeting of June 26, 1997.

3. From Police Chief Russ Smith a report was received transmitting the minutes of the Yolo County Communications Emergency Services Agency meeting of June 4, 1997.

PUBLIC COMMENT:

There were no comments from the public.

RESOLUTION NO. 3999 - VINCENTE ESCOBEDO:

On motion of Council Member Losoya, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3999, a resolution of commendation recognizing Vicente Escobedo for recent national boxing championship. On June 21, 1997 Vicente Escobedo gained the title of "National Olympic Boxing Champion, 106 lbs."

Mayor Rominger presented the resolution to Mr. Escobedo.

CERTIFICATE OF APPRECIATION - NUGGET MARKETS:

Mayor Rominger presented a Certificate of Appreciation to Gene Stille of Nugget Markets for being the primary sponsor for the City's 1997 4th of July celebration.

CERTIFICATE OF APPRECIATION - NUGGET MARKETS:

Mayor Rominger presented to representatives of the Woodland Kiwanis and the Native Daughters of the Golden West Certificates of Appreciation for their generous contributions toward the purchase of defibrillator units for the Woodland Fire Department.

PERSONNEL BOARD REPORT ON BOARD/COMMISSION RECRUITMENT:

Steve Basha, Chair Person of the Personnel Board, reported to the Council that on May 21, 1996 a Board, Commission and Committee Recruitment Policy was approved by Council. He said the Policy was intended to serve as a guide to actively recruit residents of Woodland to participate in local government through broad notification of City of Woodland board, commission and committee vacancies to all segments of the community so that these appointed entities reflect the community-at-large.

The Policy established a Recruitment Committee comprised of board, commission and committee members to assist in the implementation of recruitment activities and to present positive aspects of participation in local government to Woodland civic, non-profit and special interest groups which may have members who are eligible and interested in serving on boards, commissions, and committees. He said at the April 1, 1997 Council meeting, the Personnel Board submitted an Annual Report detailing the Recruitment Committees efforts. That communication stated recommendations to increase the effectiveness of these efforts would be submitted to Council for their review and approval at a later date. He then listed recommendations by the Personnel Board to substitute for the Recruitment Committee which he said did not achieve a favorable return for its efforts.

Mayor Rominger said she had concerns about making an exception to the two-term limit for boards and commission members which would make it even more political than it is. She said there is the appearance that the position is locked in, and she said she would not want the City to have that sort of perception.

Vice Mayor Losoya said he would feel more comfortable about some sort of written criteria when exceptions are made.

Council Member Borchard said he would like the Council to have the flexibility to decide if a commissioner could serve a longer term.

Mr. Basha suggested that the Council adopt the other recommendations and direct the Personnel Board to reevaluate and develop some criteria to address the Council's concerns.

On motion of Council Member Losoya, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved the Personnel Board recommendations regarding Board and Commission recruitment, as follows:

- That Council Members continue to actively recruit applicants at appropriate community events, public presentations, and through personal contacts.
- That Council publicly recognize the contributions of departing board, commission, and committee members by presenting certificates of appreciation in January of each year.
- That board, commission and committee chairpersons or their designee discuss their roles, responsibilities and current vacancies at an assigned Council meeting. Each board, commission and committee will be assigned one Council meeting annually for this activity.
- That board, commission and committee members actively recruit applicants at appropriate community events and through personal contacts.
- That City staff assigned to each board, commission and committee provide the local media with press releases highlighting the activities of their board, commission or committee each month, including the appointment of new members.
- That City staff assigned to each board, commission and committee place information on Channel 20 detailing roles, responsibilities and current members/vacancies.
- That board, commission and committee applications encourage an applicant to list more than one board, commission or committee on which they would be willing to serve. Furthermore, all boards, commissions and committees will be listed on the application in a check-box format to facilitate choices.
- That Council suspend the activities of the Recruitment Committee at the present time. To the extent possible, the Personnel Board will undertake the activities of the Recruitment Committee as set forth in the Recruitment Policy.

The City Council directed the Personnel Board to define criteria for the two-term limit exceptions for board, commission and committee members.

PUBLIC HEARING - COUNTY ROAD 101/GIBSON ROAD SPECIFIC PLAN
AMENDMENT:

Mayor Rominger said the first public hearing scheduled is to consider the County Road 101/Gibson Road Specific Plan Amendment.

Associate Planner Bob MacNicholl gave the staff report.

Mayor Rominger opened the public hearing.

Associate Planner Ron Pinegar gave the basis and background of the Planning Commission's action.

Mayor Rominger opened the public hearing. The following persons spoke: Malcolm Leiser, representing Les Schwab; David Young, representing Tom and Charles Gerbi, and owners of Knights Inn; Lyle Walrath, 26761 Plainfield Street; David Bright, 60 West Main Street; Harold Brockman, Knights Inn Motel; and Bob Gillette, 80 West Main Street.

Council extended the Council meeting from 10:30 p.m. until 11:30 p.m.

There being no further comments, Mayor Rominger closed the public hearing. Council discussion followed. Council discussed a modification to Condition No. 3 to allow painted split faced block in rust and cream colors on the building, and modified Condition No. 19 to prohibit lighting to shine on adjacent properties or upward. Council discussed the addition of a condition to require that no truck serviced at the facility be longer than 30 feet.

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council extended the Council meeting from 11:30 p.m. until 12:00 a.m.

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the conditional use permit for the Les Schwab Tire Center at 65-77 W. Main Street with the following findings and conditions of approval:

Findings:

The environmental assessment has been completed and a negative declaration has been certified.

The project is consistent with the General Plan designation of General Commercial.

The project is consistent with the Zoning Ordinance in that tire sales and service are allowed as a conditional use in the General Commercial (C-2) Zone.

Conditions of approval:

1. Trash and used tire enclosure(s) to be constructed of split face concrete block which is architecturally tied to the design of the building.
2. Any chain link security fencing along sides of site to be painted or vinyl coated and fitted with slats.

3. Provide split faced concrete block to be painted rust and cream colored along the front and sides of the building per the color board presented at the July 15, 1997 Council meeting. Provide cream or ivory colored roof.
4. Any roof mounted mechanical equipment shall be architecturally screened such that it is integrated with the structure to which it is attached.
5. Provide additional planters as necessary to meet landscaping ordinance shade requirements. Relocate 42 inch diameter palm tree as indicated on plan using City approved contractor/tree service.
6. Secure approval and satisfy requirements of all agencies of jurisdiction.
7. Pay school mitigation fees prior to the issuance of a building permit.
8. Comply with the requirements of the Woodland Fire Department as outlined in their memos dated November 13, 1996 and March 18, 1997.
9. Pay applicable property development fees prior to issuance of a building permit.
10. Prepare improvement plans and obtain an encroachment permit for any work within the public right-of-way.
11. All public improvements shall conform to the current City of Woodland Standard Specifications.
12. Remove and replace sidewalk, curb and gutter along Main Street frontage. Eight (8) foot wide sidewalk required. Raise utility boxes to grade as required.
13. Conform to Yolo County Health Department regulations and requirements for the abandonment of any existing on-site septic tanks and water wells.
14. All domestic water services to this site shall include back flow prevention devices and water meters with meters located within the Public Utility Easement (PUE) adjacent to the public road.
15. An industrial wastewater discharge permit shall be required for this project. Contact Woodland Public Works Department for application.

16. All hazardous materials and wastes to be handled in accordance with local, State and Federal requirements.
17. Submit and receive approval of a landscaping plan prior to the issuance of any building permits. This plan shall include parking lot lighting fixtures and business sign locations.
18. Submit and receive approval of a building permit for any signs prior to their installation.
19. Comply with City of Woodland Building Security Ordinance including the following: photometric data must be provided to indicate that the parking area will be equipped with one foot-candle of minimum maintained illumination per square foot of parking surface to include the entire paved area. The parking area shall be illuminated from dusk until the termination of business every operational day.
20. Said lighting shall be constructed by using sufficient poles and fixtures so that the lighting is evenly distributed over the surface, directed downward, and does not impede upon adjacent public and or private properties. This has been accomplished in other projects through the use of refractors.
21. All exterior commercial doors, during the hours of darkness, shall be illuminated with a minimum of one foot-candlelight. All exterior bulbs shall be protected by weather and vandalism resistant cover(s).
22. All rolling overhead, sliding or accordion type doors shall be protected according to the specifications listed in Article 7 of the Security Ordinance.
23. The address numbers of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height.
24. Install 40 foot City standard commercial driveway for Main Street entrance to site.
25. Install 6 foot masonry walls along south property line and 30 feet east and west of property corner near the truck canopy and loading area. Masonry walls to be architecturally tied to the design of the building and meet noise consultant specifications.

26. The applicant shall hold harmless the City of Woodland, its Council Members, officers, agents, employees and representatives from liability for any award, damages, costs, and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.

27. Used tire storage shall be contained within a specified enclosure and type of storage shall not exceed the height of the enclosure.

28. Trucks no longer than thirty (30) feet may be serviced at the Les Schwab Tire Center.

PUBLIC HEARING - 1997 CLEAN LOT PROGRAM:

Mayor Rominger said the third public hearing is to consider adoption of a resolution approving an accounting of the 1997 Clean Lot (weed abatement) Program.

Acting Fire Chief David Ostebo outlined the process involved with the weed abatement program. He said there were originally 650 lots designated in the 1997 program, but only 11 of those lots were not abated by the owners.

Mayor Rominger opened the public hearing. There being no comments, he closed the hearing.

Resolution No. 4001:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted Resolution No. 4001, approving the account of the cost of the Clean Lot Program for 1997 and directing the Tax Collector for the County of Yolo to collect the cost of abating the weeds and cleaning the lots.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 11:40 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 11:50 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF THE CITY MANAGER:

CONSENT CALENDAR:

Council Member Borchard requested that the acceptance of the construction of North Park Lot No. 70 mini-park be removed from the Consent Calendar.

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

REVISED POOL FACILITY TECHNICIAN JOB DESCRIPTION:

The City Council approved the updated Pool Facility Technician job description.

BID AWARD - PARK MOWERS:

The City Council awarded the following bids: (1) one front-mount mower to Westside machinery, Inc., from Woodland, CA, in the amount of \$16,731.00; and (2) two mid-mount tractor mowers to Mid Cal Tractor from Stockton, CA, in the amount of \$10,017.15 each, \$20,034.30 total.

REFORMATTING OF CITY CODE:

The City Council authorized Book Publishing Company to reformat the Woodland Municipal Code and provide software for access of City Code on the City's computer network at a cost of \$7,960 (\$4,600 from 1996-97 City Clerk's Budget and \$3,000 from City Clerk's budget for 1997-98).

REGULAR CALENDAR:

COMPLETION OF NORTH PARK LOT NO. 70 MINI-PARK:

Staff responded to questions from Council Member Borchard regarding the cost of the North Park Lot No. 70 mini-park construction.

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council accepted the completion of the construction of North Park Lot No. 70 Mini-Park by Olympic Landscaping; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to execute the notice of completion.

PARKS AND RECREATION FACILITY MASTER PLAN:

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council extended the Council meeting from 12:00 a.m. until 12:45 a.m.

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council (1) approved a contract with RJM Design Group, Inc., for an amount not to exceed \$78,850 for the preparation of the City's Parks and Recreation Facility Master Plan; (2) approved a contract with Richard Conzelmann in an amount not to exceed \$9,000 to provide support services to the Parks, Recreation and Community Services Department for a period of six months to assist in the completion of the Parks and Recreation Facility Master Plan process; and (3) appointed Council Member Ryhal to serve on the Project Committee.

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by the following vote, the City Council extended the Council meeting from 12:45 a.m. until 1:30 a.m.:

AYES: COUNCIL MEMBERS: Borchard, Flory, Losoya, Ryhal

NOES: COUNCIL MEMBERS: Rominger

EAST STREET BIKEWAY:

Senior Civil Engineer Nick Ponticello gave Council an update on the East Street Bikeway, Project No.94-11. Council agreed staff will report on the timeline and costs for the project at the September 2, 1997 Council meeting and appointed Council Member Borchard to work with staff on the project.

LIBRARY PARKING LOT:

On motion of Council Member Losoya, seconded by Council Member Ryhal and carried by the following vote, the City Council (1) authorized the City Manager to award the construction contract during the month of August for the library Parking Lot Upgrade, Project No. 97-07 to the lowest responsible/responsive bidder, if the low bid is within ten percent (10%) of the programmed budget amount (not-to-exceed \$275,000); (2) authorized expenditures in the amount of \$3,000 for materials testing services; and (3) authorized the Director of Public Works to execute the contracts on behalf of the City:

AYES: COUNCIL MEMBERS: Flory, Losoya, Ryhal, Rominger

NOES: COUNCIL MEMBERS: Borchard

LOCAL LAW ENFORCEMENT BLOCK GRANT:

On motion of Council Member Ryhal, seconded by Council Member Losoya and carried by unanimous vote, the City Council supported the Woodland Police Department application for the Department of Justice Local Law Enforcement Block Grant for 1997-98 (\$75,668 for technology equipment).

RESOLUTION NO. 4002 - MOU FOR POLICE EMPLOYEES:

On motion of Council Member Losoya, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted Resolution No. 4002, entitled "A Resolution of the City Council of the City of Woodland Approving Certain Terms and Conditions for Police Employees" and directed the City Manager to take the necessary steps to implement this resolution.

FINANCE DEPARTMENT REORGANIZATION:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council (1) approved the Finance Department reorganization; (2) approved new position descriptions and salary ranges for Assistant Finance Director and Information Systems Manager; and (3) approved revised position descriptions for the Finance Clerk series.

WASTEWATER TREATMENT PLANTS RELOCATION:

Council postponed discussion of the Wastewater Treatment Plants relocation.

ORDINANCE NO. 1296 - SIEVERS PROPERTY PREZONING:

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1296, "An Ordinance of the City Council of the City of Woodland Amending the Zoning Map by Prezoning Certain Land to General Commercial."

ADJOURNMENT:

At 1:00 a.m. the meeting was adjourned to July 23, 1997, 7:00 p.m.

City Clerk of the City of Woodland