Council Chambers 300 First Street Woodland, California

May 16, 1995

The Woodland City Council convened a special session at 6:15 p.m. and immediately adjourned to closed session in the Second Floor Conference Room of City Hall for a Conference with Labor Negotiator Bill Avery regarding General Services Unit, Mid-Management Association, Woodland Professional Police Employees' Association, Police Mid-Management Unit, Woodland Professional Firefighters' Association, Fire Mid-Management Unit, Confidential Employees, and Management Employees (Government Code Section 54957.6). Council Members present at the meeting were: Sandy, Borchard (arrived at 6:40 p.m.), Flory, Rominger, Slaven; Council Members absent: none. City Manager Kris Kristensen and Assistant City Manager Kristine James also attended the closed session.

Council adjourned the closed session and the special session at 7:05 p.m.

The Woodland City Council met in regular session at 7:10 p.m. in the City Hall Council Chambers.

#### PLEDGE OF ALLEGIANCE:

Mayor Sandy opened the meeting and 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: Sandy, Borchard, Flory, Rominger, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Vicars, Siprelle, Wegener, Barry,

Pinegar, Bryan, DeWeerd

# CITY MANAGER ANNOUNCEMENT:

The City Manager announced that the Council met in closed session from 6:15 p.m. until 7:05 p.m. for a Conference with Labor Negotiator Bill Avery (Government Code Section 54957.6). He said no Council action was taken at the meeting.

# MINUTES:

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of March 21, 1995; the adjourned meeting of March 28, 1995; and the adjourned meeting of April 25, 1995, as prepared.

# **COMMUNICATIONS:**

- 1. From the State Department of Alcoholic Beverage Control a copy of an application was received for an off sale beer and wine license for Quik Stop Market, 10 Kentucky Avenue. The application was for a person to person transfer, and Community Service Officer Leilani Vierra reported that the Police Department has no concerns with the issuance of this license.
- 2. From Pacific Gas and Electric Company a notice was received requesting authority to recover shareholder incentives related to 1994 program accomplishments.
- 3. From Finance Director Margaret Vicars a memo was received advising of accounts payable and payroll paid by the City for April 1995.

# **COMMITTEE REPORTS:**

- 1. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo County Emergency Medical Services Task Force meeting of March 1, 1995.
- 2. From the City Manager a report was received transmitting the minutes of the Yolo-Solano Air Quality Management District Board meeting of March 8, 1995.
- 3. From Assistant City Manager Kristine James a report was received transmitting the minutes of the Public Access meeting of April 12, 1995.
- 4. From the City Manager a report was received transmitting the minutes of the Water Resources Association of Yolo County meeting of April 13, 1995.

Mayor Sandy said he takes exception to the Association's increase in salaries for its employees which are generous. He said he recently voted against a motion at the Air Quality Management Board meeting to award a salary increase plus retroactive pay. He said he would encourage the Council to send a letter to the Association expressing concerns with those raises when the City of Woodland's own employees have not received a raise for a long time, and he recommended the Council ask the Association to adopt a policy insuring that raises are not retroactive in the future.

Council Member Slaven said he supported the Mayor's position. He noted the raise was 3 percent retroactive to January 1995 and effective May 1, 1995 with an increase in hours to 20 hours per week and a corresponding salary adjustment.

Vice Mayor Rominger said the Water Resources Coordinator position is increasing from 16 hours per week to 20 hours per week, so a portion of the adjustment covers the increased hours. She said the Administrative Assistant salary raise to \$12 per hour beginning May 1, 1995 was thought to be reasonable considering this position receives no

benefits at all other than mileage.

Mayor Sandy said any part time job, such as the Coordinator position which pays \$33,475 per year is a great part time job. He just wanted to point out that the Woodland City Council is uncomfortable about the raises, and the Council feels retroactivity is a very generous policy.

Council Member Flory pointed out that when the City Council first talked about getting involved in the Association the Council was afraid it would not have any control and that salaries would start rising.

Council directed staff to send a letter from the Council opposing the retroactive salary adjustments of the Water Resources Association staff.

- 5. From Director of Parks, Recreation and Community Services Tim Barry a report was received summarizing action taken at the Park and Recreation Commission meeting of April 19, 1995.
- 6. From Public Works Director Gary Wegener a report was received transmitting the minutes of the Road Maintenance Task Force meetings of May 2 and May 9, 1995.
- 7. From the Public Works Director a report was received transmitting the minutes of the Traffic Safety Commission meeting of May 1, 1995.

Mayor Sandy said he has received many comments about the Gibson Road traffic signal at Gibson School. He said it was clear to him that the traffic signal needs to be moved, but people expressed concerns that the Gibson School frontage improvements are going to be completed, the signal will be gone and then the location will be assessed. He said he has concerns about that, and he was uncertain why the decision could not be made as to where the traffic signal will be placed so that it is in place to coincide with the improvements at Gibson School.

The Public Works Director said the lead time on getting the design completed, getting the material procured would preclude the City from having the signal in place in a timely fashion with the frontage improvements. He said the information about moving the signal was not clear to the City staff until about a month ago, and there were issues related to the number of students who cross Gibson Road at the mid-block crosswalk. The figure the School's consultant had about the number of students who cross conflicted with the number of students the City's staff counted from the west to the mid-block crosswalk. He said there is a relatively small number of students coming from the west to the crosswalk. His concern was that as improvements are completed and a signal is placed at Spruce Drive and Gibson Road there may still be the cost of a crossing guard at that location. If a signal is installed at Spruce Drive, students coming south on College Street may not walk all the way down Gibson Road to the signal at Spruce Drive and walk

back to Gibson School. The concern is that a signal may be installed at Gibson and Spruce Drive and only two to five students will be using the signal, and there is the related issue of a \$4,000 to \$6,000 expense for a crossing guard which the School District would have to incur. From a traffic warrants standpoint, he said, the signal at Spruce is not required given the traffic flows. He said the City had a joint meeting with the School District, and a flier for the meeting was sent home with each of the students. At the meeting, he said, there was a mixture of feelings on the signal; there was a concern for the flow of traffic on Truckee Place. He said staff felt it was appropriate to hold off and evaluate whether the signal was appropriate.

The City Manager said staff will schedule this issue for the June 6 Council meeting agenda.

- 8. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of May 4, 1995, as follows:
  - a.Commission approved a comprehensive sign plan for Sycamore Ranch. This sign plan includes signs for the overall planned development, as well as each individual project within the development.
  - b.Commission approved a conditional use permit for a bar (Judy's Place) at 433 College Street. Judy's Place is relocating from the Hotel Woodland because of the renovations underway at the Hotel. The Commission also certified an NDEIR on this item.
  - Due to recent changes in state law, the State Department of Alcoholic Beverage Control requires, prior to issuing a license for Judy's, that the City Council make a determination that the issuance of the license will serve a public convenience. Staff indicated it is appropriate for the Council to make this determination for Judy's for two reasons. First, the Police Department advises that they have not had any problems with Judy's and that the bar is well-managed. Second, it is only relocating to this site because of the Hotel Woodland renovations.
  - c.Commission determined that the acquisition of property north of Kentucky Avenue, east of the railroad tracks, is consistent with the General Plan. The Public Works Department is considering acquiring this property for a storm water detention basin. The Public Works Department will be bringing this item to Council under a separate communication.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council determined that issuance of an alcoholic beverage license for Judy's Place, 433 College Street, will serve a public convenience.

9. From the City Manager a report was received transmitting the agenda for the Chamber of Commerce/City 2 x 2 meeting of May 10, 1995.

#### **PUBLIC COMMENT:**

Vice Mayor Rominger reminded Council that notices were received advising of two League of California Cities meetings. One is the annual conference to be held October 22-24, 1995, in San Francisco, and the other is a Sacramento Valley Division of the League meeting in Ione to be held June 2, 1995.

Mayor Sandy called attention to a Neighborhood Watch meeting which will feature people who have committed crimes and telling the community how not to become a victim. The guest speakers will be California Youth Authority Parole Agents and a panel of individuals currently on parole. The meeting will be May 17, 1995, 7:00 p.m. until 8:30 p.m. at the Prairie Elementary School Multipurpose Room.

# PROCLAMATION FOR PUBLIC WORKS WEEK:

Director of Public Works Gary Wegener briefed Council on activities to commemorate Public Works Week.

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council proclaimed May 21-27, 1995 as "Public Works Week."

Mayor Sandy presented the proclamation to Roy Wilson of the Public Works Wastewater Treatment staff. Roy Wilson and Kari Loth of the Engineering staff both had submitted designs for buttons to the Northern California Chapter of the American Public Works Association. Ms. Loth's design was chosen as number one for the Chapter and Mr. Wilson's design placed third.

# PROCLAMATION FOR HISTORICAL PRESERVATION WEEK:

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council proclaimed May 14-20, 1995 as "Historical Preservation Week."

Tom Mucha, Chair of the Historical Preservation Commission, briefed Council on activities in Woodland to celebrate Historical Preservation Week.

Mayor Sandy presented the proclamation to Mr. Mucha.

# SIGN RESTORATION - CENTURY BUICK-PONTIAC:

The Chair of the Historical Preservation Commission reported that the original signs

for Century Buick-Pontiac at 333 Main Street were installed for Elmer Able and Elmer Hickey in 1933 shortly after they became the owners of the Buick dealership in Woodland. He said the signs are about 62 years old and were restored five years ago. He thanked the City for allowing these non-conforming signs to remain because they are historic.

Mayor Sandy presented a certificate of recognition for the historical sign restoration to Lloyd Gray who accepted on behalf of Gordon Nixon, owner of Century Buick-Pontiac, Inc. Mr. Gray is a long time employee of Century Buick-Pontiac.

#### JOINT PROGRAM WITH STATE LIBRARY:

Library Services Director Marie Bryan said the California State Library wants to be able to provide technical assistance to libraries which are in the process of rethinking their roles in the community and how they are organized to fulfill them. The State Librarian has committed Library Services and Construction Act (LSCA) funds to a cooperative project between the Woodland Public Library and the Library Development Services Division of the State Library, wherein Woodland will serve as the pilot model for a strategic planning process. The joint program is entitled "California Local Library Entering 21st Century." She said a company from Palo Alto, the Institute for the Future, will assist the City Library in a multi-step process that will generate a strategic plan for the Library. The company will also be doing a community survey which will be the model for a Statewide survey.

Mayor Sandy asked that staff prepare a letter of appreciation from the Council. Vice Mayor Rominger asked that this project be included in the City's economic development information.

# TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Sandy temporarily adjourned the meeting of the Council at 7:52 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 8:00 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

# REPORTS OF CITY MANAGER:

# **CONSENT CALENDAR:**

Vice Mayor Rominger asked that the agenda items regarding the contract for police station site selection study and the support of AB 2766 be removed from the Consent Calendar.

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

#### COUNTY-WIDE INTEGRATED SOLID WASTE MANAGEMENT PLAN:

The City Council received an update on the County-wide Integrated Waste Management Plan regarding the Siting Element and Summary Plan.

#### 1995-96 APPROPRIATIONS LIMIT ADJUSTMENT MEASURES:

The City Council selected the change in the California per Capita Personal Income and the change in the City of Woodland population as the adjustment factors for calculating the 1995-96 Appropriations Limit (Gann Limit).

# **REGULAR CALENDAR:**

# **POLICE STATION SITE SELECTION STUDY:**

Vice Mayor Rominger said before the Council proceeds to award the contract for a police station site selection study she wanted to make sure the police station site is included in the Major Projects Financing Plan.

The City Manager said the police station site is included in the Major Projects Financing Plan to the extent that development fees pay a portion of the costs, but the majority of the overall costs for the new station will have to be paid by the community as a whole in some form. Typically, he said that would come in the form of certificates of participation or a bond. He said currently there are funds generated through development fees for the project totalling \$350,000 to \$400,000. The cost of the site consultant would come from those funds, and those funds could also be used to acquire the site. The estimated cost for the facility is approximately \$7 million based projections for one of the sites being considered (Woods site at 506 Fifth Street), including acquisition and construction.

Vice Mayor Rominger asked the Council if it decides to retain the site consultant, will the Council then be ready to proceed with the construction of the facility.

Mayor Sandy said he is ready to acquire the site. Council Member Flory said if the consultant's recommendation is for one of the sites, he will be ready to proceed with the purchase. Council Member Slaven said he too would be ready to proceed with the site selection and purchase.

After discussion about deleting the Woodland Shopping Center from the list of prospective sites, the Council took the following action:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by the following vote, the City Council awarded the bid for site

selection consultation to Ekona Architecture & Planning in the amount not to exceed \$18,200 to include the Woodland Shopping Center, the Woods' Property at 509 Fifth Street, and the Bank of America Building at 50 West Main Street:

AYES: COUNCIL MEMBERS: Flory, Rominger, Slaven

NOES: COUNCIL MEMBERS: Borchard, Sandy

# SUPPORT FOR AB 2766 - SURCHARGE CHARGED BY AIR DISTRICTS:

Vice Mayor Rominger requested that the proposed letter of support for AB 2766 be sent also to Senator Maurice Johannessen and Assemblyman Tom Hannigan.

Mayor Sandy said that since Vice Mayor Rominger was assigned as Council liaison to Senator Johannessen and Council Member Borchard was assigned as liaison to Assemblyman Hannigan, he suggested that those two Council Members contact their representatives to express their support of the legislation.

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council authorized the Mayor to send letters in support of AB 2766 authorizing air districts to impose a surcharge on vehicles registered within the district.

# FEE STRUCTURE MODIFICATION FOR WOODLAND SWIM TEAM:

Parks, Recreation and Community Services Director Tim Barry asked the Council to consider a proposal with the Woodland Swim Team to reduce their fees. He said he has met several times during the past few months with the Swim Team representatives and the Swim Team Board regarding their continual financial viability as a club, and they are requesting consideration of less money paid by the Swim Team to use the City's facilities. He said Rick Cochran, President of the Swim Team Board, submitted a letter dated March 2, 1995 outlining their proposal. B. J. Byrd, Aquatic Program Manager, developed some information which points the decision making in a certain direction. He then outlined her report which indicated that the Woodland Swim Team out of a total of 3,942.5 program hours at the pool for a year is in the pool 1,829 hours which is nearly half of all use of the pools. Also the use of the pool by the High School and Douglass Junior High School is relatively small. He then reported a comparison of other competitive swim teams from nearby cities indicates the Woodland Swim Team by far pays more to the City than other swim teams. Annual fees paid to the City by the Swim Team total \$25,000, and there are approximately 110 members registered each year making a fee per participant of \$227.27. He also showed the Council a comparison of costs paid by other youth organizations to the City for use of City facilities, including Little League, Powder Puff, American Legion, YMCA Soccer, YMCA T-Ball and Babe Ruth.

Mayor Sandy said the issue to him is not whether the Swim Team pays more to the City for its activities than other sports organizations but whether the City of Woodland wants to have a swim team.

Skip Davies of the City Parks and Recreation Commission said it is not unusual to have programs in crisis. Originally the Woodland Swim Team was totally subsidized by the City, and Proposition 13 and more recent budgetary constraints changed the way the City operates. The shift of financial responsibility went to the parents of the Swim Team. Now the parents are telling the City that they cannot handle the costs. He said the City can continue to assist the Swim Team, and the team will survive or the Swim Team goes away and the City does not contribute to the Team. In its analysis, he said, the Parks and Recreation Commission reviewed what the City does with other groups. He then outlined the three options included in the staff report. He said the Commission recommends Option 1 which adheres to the current fee structure would provide that the monthly fees would be \$8.00 per youth swimmer, \$10.00 per non-resident youth swimmer, and \$12.00 per adult swimmer. He said this option is a two-year proposal and keeps the Swim Team alive.

Rick Cochran, President of the Woodland Swim Team Board, explained the fund raising activities of the Swim Team. He said the Swim Team supports Option 3 which provides that the Swim Team would be charged a flat fee of \$1,000 per month.

After some discussion the Council took the following action:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by the following vote, the City Council approved Option 3 as a modification to the fee structure for the Woodland Swim Team providing that the Woodland Swim Team shall be charged a flat fee of \$1,000 per month with a reevaluation in a one-year period:

AYES: COUNCIL MEMBERS: Flory, Rominger, Slaven, Sandy

NOES: COUNCIL MEMBERS: Borchard

Mr. Barry said staff will report back to Council with a formal written agreement which covers other areas besides fees.

# Council took a recess from 9:20 p.m. until 9:37 p.m.

# PURCHASE OF VOLKL PROPERTY FOR STORM DRAINAGE DETENTION POND:

Public Works Director Gary Wegener said Council is being asked to approve the purchase of the storm drainage pond referred to as the Volkl pit. The property is located north of Kentucky Avenue and east of the Southern Pacific Railroad line.

He said the project is critical to development of the property north of Kentucky Avenue. He said the proposed north trunk lines will provide drainage for the area between County Road 98 and East Street north of Kentucky Avenue. The Volkls in 1992 approached the City with an offer to sell the property recognizing that the property was in the City's master plan for a detention basin. He said the property is an excavated pit at this time which reduces the City's costs; however the Volkl's had developed a fill operation where they were accepting fill material from haulers in the area and charging them on site so the Volkl's did have a profitable business on the property. He said staff has been coordinating with the County and with Raney Geotechnical engineers on the environmental aspects and will complete that as a condition of escrow. He said he had intended to provide the escrow agreement at this meeting, but some details are still being worked out. He said he intends to bring the agreement back to Council on June 6. He said Management Analyst Sherri Martin who has been coordinating the acquisition for the City, Jim Wirth who is the appraiser, and Rick Elkins who represents the Volkls' are present at the meeting.

The City Manager said staff wanted to give the Council a basic understanding of the issue and answer concerns. If there are no concerns the purchase agreement will be presented at the next Council meeting.

# **UPDATE OF MAJOR PROJECTS FINANCING PLAN:**

Finance Director Margaret Vicars requested Council approval of contracts for the second update of the Major Projects Financing Plan that the City began in 1990. She said as a direct result of the passage of AB 1600 legislation related to development fees and imposition of same, local agencies throughout California have conducted benefit/nexus studies during the past few years. She said the City developed the Major Projects Financing Plan to accommodate City growth over the next 20 years as well as to establish development fees. Part of the initial proposal was that the fees would be revised on an annual basis, and every five years a fullfledged study would be done to reconsider major project changes. She said staff is entering into negotiations for the second update; the last update was started in 1992-93 and completed in late 1993-94. The City is also approaching the date for the five-year update study. Staff intends to eventually take over the updates in house thus eliminating the contracting fees. With this proposed update staff will be trained as to the process involved in the study, and with the major update in 1996 the transition will be completed to in-house staff. The 1996 update will coincide with the General Plan update and infrastructure studies which will go into the General Plan.

The City Manager pointed out that the funding for this update comes from development fees.

On motion of Council Member Slaven, seconded by Council Member

Borchard and carried by unanimous vote, the City Council authorized staff to enter into contracts with Terrance E. Lowell & Associates and Angus McDonald & Associates for an amount not to exceed \$25,050 to carry out the update of the City Major Projects Financing Plan.

# RESOLUTION NO. 3880 - TAX AND REVENUE ANTICIPATION NOTES:

The Finance Director said staff is planning to issue Tax Anticipation Notes through the State TRANS Pool which is the same process the Council went through in FY 1993-94. She said this proposal is an effort to level out the City's cash flow problems which are incurred due to expenses occurring on a regular basis whereas tax receipts come in sporadically through the year. This is an opportunity for the City to even out that cash flow and make some revenue from the income the City has. The Pool is put together by the League of California Cities and the California State Association of Counties. Over the next six weeks she said staff will be finalizing the issue and getting the documents signed with the bond issuance suggested at July 7 for the next fiscal year.

The City Manager said the City has done this about eight to ten times in the past several years.

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3880 authorizing the City of Woodland to participate in the California Statewide Communities 1995 Tax Revenue Anticipation Notes (TRANS) Program.

# CITY REPRESENTATION ON RECLAMATION DISTRICT 2035 BOARD:

The City Manager said Mayor Sandy asked for an agenda item to discuss City representation on Reclamation District 2035 Board largely because of the reimposition of assessments on the District property. He said he and the Public Works Director attended the County Board of Supervisors' meeting on this issue today and spoke with the District's legal counsel on the matter of Board representation. He said the District legal counsel said Board representation is not really a District matter but rather an issue for the land owners involved and suggested that the letter be addressed to Conaway Conservancy, owners of the property. He said he drafted a revised letter addressed to Bert Bangsberg representing Conaway Conservancy Group which is the major landowner (80 percent) of the District. He noted that the County Board of Supervisors was very supportive of Woodland and Davis participation on the District Board.

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the letter to Conaway Conservancy Group requesting City representation on the Reclamation District 2035 Board of Directors.

Vice Mayor Rominger requested that a copy of the letter be sent to Yolo County Supervisor Frank Sieferman.

# TRAFFIC SAFETY COMMISSION APPOINTMENT/COMMISSION VACANCIES:

On motion of Council Member Borchard, seconded by Council Member Rominger and carried by unanimous vote, the City Council appointed Wendell Shipman and Larry Schapiro as members of the Traffic Safety Commission for terms ending December 31, 1996, and December 31, 1998, respectively.

The City Council also appointed Council Members Borchard and Slaven to interview candidates for Library Board and appointed Council Member Borchard and Mayor Sandy to interview applicants for Tree Commission.

#### FUTURE MEETING AGENDA ITEMS:

Vice Mayor Rominger requested a future agenda item regarding the increase in Sonic Cable rates and its notification process.

Council Member Borchard requested a future meeting agenda item regarding board and commission representatives coming to the Council meetings. The City Manager said the Mayor and Vice Mayor had previously agreed to put together recommended changes dealing with board and commission issues, and that item will be scheduled on a future agenda.

# ORDINANCE NO. 1260 - PUBLIC NUISANCE:

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1260 amending the City Code definition of public nuisance.

#### ORDINANCE NO. 1261 - APPEALS:

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1261 regarding appeals to City Council.

# **ADJOURNMENT:**

At 10:07 p.m. the meeting was adjourned to May 30, 1995, 7:00 p.m.

City Clerk of the City of Woodland	