Council Chambers 300 First Street Woodland, California

February 21, 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 Legal Counsel regarding Significant Exposure to Litigation pursuant to Government Code Section 54956.9. (Various correspondence had been received from attorneys from holders of property interests implicitly stating City may be exposed to litigation over General Plan review procedures.) Council Members present at the meeting were: Sandy, Flory, Rominger, Slaven; Council Members absent: Borchard. Staff members present at the meeting were City Manager Kris Kristensen, Community Development Director Janet Ruggiero and Assistant City Attorney Ann Siprelle.

Council adjourned the closed session and the special session at 6:55 p.m.

The Woodland City Council met in regular session at 7:05 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, Siprelle, Bryan, Smith, Martinez, Martin,

Wegener, Ostebo, Moutinho, DeWeerd, James

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:15 p.m. until 6:55 p.m. for a conference with Legal Counsel regarding Significant Exposure to Litigation pursuant to Government Code Section 54956.9. He said no Council action was taken at the meeting.

MINUTES:

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of December 6, 1994, as prepared.

COMMUNICATIONS:

1. From the Department of Social Services, County of Yolo, a letter was received requesting that the Council consider a proposal for administration of the Homeless Coordination Project grant.

City Manager Kris Kristensen asked for general Council approval and said he would report back to Council with a specific document at a later meeting. Community Development Director Janet Ruggiero said the City staff will still be overseeing the grant, but the detailed paper gathering will be done by the Homeless Coordinator. The Homeless Coordinator will provide the City with regular reports.

Council approved the proposal from the County of Yolo for administration of Homeless Coordination Project grant.

- 2. From Finance Director Margaret Vicars a memo was received advising of accounts payable and payroll paid for January 1995.
- 3. From employees of Keller and Stallard, 712 Main Street, Woodland, a letter was received expressing concerns about the limited parking in the lot south of Main Street between Second and Third Streets and requesting additional lighting on side streets.

The City Manager said the Public Works Department wants to look at the lighting issues, and the parking issues will be considered by the Downtown Parking Committee.

COMMITTEE REPORTS:

- 1. From the City Manager a report was received transmitting the minutes of the Yolo County Transportation Task Force meeting of December 1, 1994.
- 2. From the City Manager a report was received transmitting the minutes of the Yolo County Emergency Medical Services Task Force meeting of December 7, 1994
- 3. From Fire Chief John Buchanan a report was received transmitting the minutes of the Yolo County Communications Emergency Services Agency Board meeting of January 4, 1995.
- 4. From Assistant City Manager Kristine James a report was received transmitting the minutes of the Woodland Access Board meetings of January 11 and 25, 1995.
- 5. From the City Manager a report was received transmitting the minutes of the Yolo-Solano Air Quality Management District Board meeting of January 11, 1995.
- 6. From Community Development Director Janet Ruggiero a report was received transmitting notes from the Yolo County Habitat Management Steering

Committee meeting of January 27, 1995.

- 7. From the Community Development Director a report was received transmitting the minutes of the Downtown Parking Committee meeting of February 1, 1995.
- 8. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of February 2, 1995, as follows:
 - a.Commission recommended approval to the City Council of a proposal by the Public Works Department to vacate a portion of the public utilities easement at 32 locations in the Southeast Area.
 - b.Commission held a study session on the Town Hall meeting. The Planning Commission's comments, including their recommendations to the City Council on the General Plan, were presented to the Council at its February 7 meeting.
- 9. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Traffic Safety Commission meeting of February 6, 1995.
- 10. From the City Manager a report was received summarizing issues discussed at the Chamber/City 2 x 2 meeting of February 8, 1995.
- 11. From the City Manager a report was received summarizing topics discussed at the County/City 2 x 2 meeting of February 14, 1995.

PUBLIC COMMENT:

Mayor Sandy thanked Dudley Holman for serving as camera operator for the meeting.

PRESENTATION - OUTSTANDING ENERGY ACHIEVEMENT AWARD:

Scott Matthews, Assistant Deputy Director of the California Energy Commission, presented a framed award in the form of a resolution entitled "Outstanding Energy Achievement in Local Government" to Mayor Sandy. He said the City was receiving the award because of a detailed survey conducted by the City and follow up with replacing almost 3,000 outdated lighting fixtures with high efficiency florescent lights. He said the savings estimate as a result of the changes is almost \$40,000 per year. Daryl Mills from the Commission acknowledged the efforts of City Manager Kris Kristensen, Director of Public Works Gary Wegener, Facility Maintenance Worker Chuck Kruse, Engineering Aide II Elizabeth Houck, Management Analyst Sherri Martin and Management Analyst Lynn Gatie.

PRESENTATIONS - GRAFFITI BUSTER CERTIFICATES:

Police Chief Russ Smith gave Council an update on the City's anti-graffiti program. In 1990 he said the Council adopted an ordinance placing the responsibility on the property owner for painting out the graffiti. Since 1990, he said the City has not had to lien any property or spend any money to paint out graffiti because of the dedicated volunteers.

Mayor Sandy presented graffiti buster certificates of appreciation to Malcolm Gibson, Manager of the Woodland Target Store, and two other volunteers.

PRESENTATION - U.S. LEAGUE OF WOMEN VOTERS BIRTHDAY:

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council proclaimed February 14, 1995, as the 75th anniversary of the founding of the U.S. League of Women Voters.

Vice Mayor Rominger presented the proclamation to Marie Bryan, Library Services Director and President of the Woodland League of Women Voters.

RESOLUTION NOS. 3864 AND 3865 - COMMENDATION TO FUNERAL DIRECTORS:

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council adopted Resolution No. 3864, a Resolution of Commendation to Kraft Brothers Funeral Directors, and adopted Resolution No. 3865, a Resolution of Commendation to McNary's Chapel Funeral Directors, for participating in the Certified Distinguished Practitioner Program.

Mayor Sandy presented framed resolutions to the directors of Kraft Brothers and McNary's Chapel.

HEARING - VACATION OF GIBSON RANCH PUBLIC UTILITY EASEMENTS:

Mayor Sandy announced that this time had been set for a hearing to consider vacation of various Gibson Ranch public utility easements.

Associate Civil Engineer Greg Moutinho said Council is being asked to approve the vacation of a portion of the public utilities easement at 32 locations in the Southeast Area, specifically Gibson Ranch Units 1A, 1B and 2A. He said when the Morrison Homes subdivisions were processed public utilities easements were granted in the conventional manner which is a uniform distance from the back of the sidewalk through the subdivision, but the units being built on the corner lots encroached into the public utility easements. He said the City staff has reviewed their request for vacation of the easements and has no concerns with the relinquishment. He also said that Pacific

Telephone and Sonic Cable Television have no problem with the abandonment of the easements.

Mayor Sandy opened the public hearing.

John Tallman of Morrison Homes said he is the applicant for the requested vacation. He said the reason for the request is that originally in the Southeast Area Specific Plan the corner lots were to be utilized to meet the goal for affordable housing in the Area, and originally Morrison Homes had intended to use the corner lots to construct attached halfplexes with separate ownership for each of the units. With further market research he said they determined the market would prefer to have a detached home even though the lot would be on a smaller lot. He said the wrap around front porch where it comes to a 90 degree point would have projected about four feet into the public utility easement.

There being no further comments, Mayor Sandy closed the public hearing.

Resolution No. 3866:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3866, "Resolution Vacating a Portion of Public Service Easement Pursuant to the Provisions of the Public Streets, Highways, and Service Easement Vacation Law."

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Sandy temporarily adjourned the meeting of the Council at 7:45 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 7:55 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

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

COMMUNITY FACILITIES DISTRICT DESIGN REIMBURSEMENT AGREEMENT:

The City Council approved and authorized the City Manager to sign Change Order No. 1 to the Community Facilities District No. 1 Design Reimbursement Agreement for a final total cost of \$857,715.59.

RESOLUTION NO. 3867 - CLEAN LOT PROGRAM:

The City Council adopted Resolution No. 3867 declaring certain lots in the City as seasonal and recurrent public nuisances under the 1995 Clean Lot Program; authorizing the Fire Chief or his representative to act as "Superintendent" in abatement of the nuisances; setting an April 4, 1995 hearing to permit property owners to voice objections; and directing the Fire Department Secretary to mail notices to property owners at least fourteen (14) days prior to the date of the hearing.

ACCEPTANCE OF LIGHTING RETROFIT PROJECT:

The City Council accepted as complete the Energy Retrofit Project No. 93-10 by Eagle Electric of Auburn, California; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

REGULAR CALENDAR:

GENERAL PLAN STUDY AREA:

Council Member Steve Borchard declared that he has a conflict of interest with respect to the General Plan agenda item, and he left the meeting at 8:04 p.m.

Mayor Sandy said at the last Council meeting Council Members elected to try to resolve some of their differences in response to public in put to see whether they could develop or design a General Plan study area which would be sufficient to earn the entire Council's support. The study area is important because it is the basis on which the Council makes its development decisions. He said the Council appointed Vice Mayor Rominger and him to work through their differences. After meeting for three and one-half hours, he said they developed a couple of options. He said this is a process which everyone is trying to work through, and some changes occur to the process in reaction to different segments of the community and different proposals. He said the Council really needs to settle down on what area it intends to study, and he said the Community Development Department provided extra copies of the General Plan goals for the members of the audience.

Vice Mayor Rominger thanked the Council for the opportunity to meet with the Mayor to try to come to some compromise.

The Community Development Director described the different scenarios developed by Mayor Sandy and Vice Mayor Rominger:

1. Southern growth area between the City limits and County Road 25A from County

Road 98 to County Road 102. Reduce the southern boundaries of the "Study Area" west of State Route 113 to halfway between the City limits and County Road 25A. East of State Route 113, the southern boundary would remain at County Road 25A. Within this area, the General Plan would examine two scenarios for accommodating a total City population holding capacity of 68,800 in 2015.

- a.Designate urban development south of the current City limits one-half mile south of the current City limits between County Road 98 and County Road 102.
- b.Between County Road 98 and East Street, designate a narrow strip of residential development south of the current City limits equal to one to two houses to close off the collector streets that are stubbed off to the south. This band would widen to include the four smaller parcels immediately west of the railroad tracks for a community park. Between East Street and State Route 113, designate land south to the area where the Christian School is planned. East of State Route 113, designate land for urban development between the City limits and County Road 25A but focus development to the northern edge allowing growth in the southern edge to County Road 25A only to accommodate the population projections. This scenario directs growth away from the prime soils and indicates a longer term commitment to ultimately developing to the east.
- 2. Area between County Road 102 and the wastewater treatment plant:
- Continue to plan this area for nonresidential uses, but with both scenarios consider residential uses of this area as an alternative. Issues related to this would include buffering requirements of wastewater treatment plant and ponds and possible relocation of some ponds on the wastewater treatment site.
- 3.Area between County Road 103 and the eastern boundary of the City-owned lands (900-acre Contadina spray fields):
- Designate the entire area from the railroad tracks/State Route 16 on both sides of Interstate 5, south to Willow Slough as Urban Reserve, with the intent that this area would not begin to develop for 15 to 20 years. This would provide for access to the City-owned property.

Council Member Flory asked if the alternatives meet the maximum population projection of 68,800.

The Community Development Director said both alternatives have sufficient land area. The City can accommodate 50,000 people within the City's existing City limits line, and Phase III accommodates between 3,000 and 4,000 people. She said the land area would have to accommodate 14,000 additional people.

Mayor Sandy invited comments from the audience. The following persons spoke: Bill Linford, Dennis Johnson, Lois Linford, Ken Trott, Chuck Townsend, Pat Monley, Wayne Berlin, Alex Seiberth, Ed Borchard, Casey Stone, Tim Leathers, Bill Abbott, Charlene Shaffer, Cindi Blickle, Tom Holler, and Dudley Holman.

Council Member Flory thanked the Mayor and Vice Mayor for working to develop the alternatives. He said he is not sold on the 68,800 population figure, and he said the Council needs to decide what study area will best benefit the community. He said he would not be afraid of studying Alternative No. 1 (attached to the minutes as Exhibit B). He said issues such as the population and density will be important factors. He said he has always been against high density because that brings about high social problems. He said he has some reservations about Alternative No. 2 (attached to the minutes as Exhibit C) because it limits the study area. He said he still does not feel the City needs to look at the impact of growth on the present City and the impact of growth to the east on the present City. He said there are also traffic circulation and commercial development considerations as well as housing and parks and recreation. He said he preferred Alternative 1 as a study area.

Council Member Slaven said uppermost in his mind in this decision is what is best for the citizens of Woodland, and he said this is a difficult decision for the four Council Members to make. He said the 15 General Plan goals must be kept in mind, and he said public safety and park and recreation elements are all specified in the goals of the General Plan. He said it has been difficult to get a consensus from the citizens on future growth and direction of growth. He said the Council Members are continually being bombarded with public comment, and he said it is not fair to state that the Town Hall meeting, for example, resulted in a general consensus on issues. The main thing, he said, is that the Council has given the issue a fair hearing. He said the Council is looking 20 years ahead, and a large study area is appropriate with that time frame. He said he also valued controlled growth, and he said the City needs to provide more opportunity for the City's local builders who live in the community. He said he concluded that the area previously designated for study to County Road 25A seemed to scare people and seemed to be too large and extensive. He said he was willing to look at a lesser area for study, and he thanked Mayor Sandy and Vice Mayor Rominger for working on the alternatives. He said he felt the projected population could be scaled down with a He added that much has been done to revitalize the smaller study area. downtown area, and community efforts and redevelopment efforts have been very successful. He said the work is not done in that regard, and the City needs to

constantly work on that area. He said he felt the downtown area should remain in the center of the City. He said if he had to make a choice he would favor Alternative No. 1 but would not be against further study of both alternatives.

From Council comments Mayor Sandy said he concluded that the Council favored a lower population goal and a reduced land study area. He said it is important for the Council to focus on the economy and job creation, and he said he was looking for flexibility for Woodland's future for future leaders. He said the City has not had in the past a growth management mechanism and the market has prevailed, but he did not feel the people in the community were comfortable with that any longer and are afraid of run away growth. He concluded that the four member Council is split: Council Member Flory and Council Member Slaven supporting Alternative 1 and Vice Mayor Rominger and Mayor Sandy supporting Alternative 2. He proposed that both alternatives be studied.

The Community Development Director pointed out that also the area between County Road 102 and the wastewater treatment plant as well as the area between County Road 103 and the eastern boundary of the City-owned lands will be included.

The Council also indicated interest in pursuing a permanent urban boundary for the City.

The Community Development Director said she had sufficient direction from Council on proceeding with the General Plan update.

Council took a recess from 9:30 p.m. until 9:52 p.m.

REPORT ON MATMOR ROAD INTERSECTIONS:

Council Member Borchard returned to the meeting at 9:32 p.m.

Police Chief Russ Smith gave Council a report on the Matmor Road (Gum Avenue and Gibson Road intersections) traffic enforcement concerns which were presented to Council by the Prairie School P.T.A. The concerns involved pedestrian crossings at both intersections. He said the Public Works Department has indicated that the intersection of Matmor Road and Gum Avenue is on the schedule for signalization in the near future. The intersection of Gibson Road and Matmor Road, he said, already has a signal, but the signage and left turn pockets will resolve the concerns. He said the latter intersection is more of an enforcement issue than an engineering issue. He said that Judy Rose, the Principal of Prairie School, has indicated that the traffic conditions have improved significantly.

GUIDELINES/SCHEDULE FOR FY 1995-96 CITY BUDGET:

Finance Director Margaret Vicars said City staff is again in the process of preparing the Fiscal Year 1995-96 City Operations and Maintenance Budgets. She presented the Council with proposed guidelines and a schedule leading to the adoption of the budget on June 20, 1995. She proposed a status quo budget with no cutbacks and no increases, and she said the revenue stream should support this approach during the upcoming year. She said the Council will need to address later the use of the new revenue generated by the Waste Management franchise fee and the ongoing health benefits issue.

The City Manager said the City is hoping the State will not impose further cuts to cities, but if that does occur, modifications will have to be made. He said the issue of the employee health benefit costs is a matter of labor negotiations currently underway, and he projected that the problem will be gone by 1995-96. He said he would like to delay a decision about the Waste Management franchise fee until the whole budget is reviewed.

Mayor Sandy said he felt strongly that the City needs to add Police Officers to the budget, but he said Council needs to discuss the issue. He said he is disturbed about the increase in violence in our community.

Vice Mayor Rominger agreed that she also favored adding Police Officers, particularly officers on the street. Council Members Flory also supported the additional police staffing. Council Member Borchard said he would like to receive additional information on how the Police Department compares with other communities our size.

Council approved the budget review schedule as proposed by staff.

POLICE DEPARTMENT/SMOKING CONTROL ENFORCEMENT ENTITY:

The City Manager said AB 13 which is new State legislation on smoking controls went into effect in January. He said AB 13 which has been incorporated into the State Labor Code Section 6404.5 will be the responsibility of California Occupational Safety and Health Administration (CALOSHA). He said there will be some non-employee issues to be handled, and the Council must designate the local enforcement entity. He said the County Health Department has indicated it would be unable to handle that responsibility because it already covers the unincorporated areas of the County. He recommended designating the Police Department as the enforcement entity. He said this will not be a high priority issue for the Police Department, but some entity needs to be able to respond to complaints received.

On motion of Council Member Borchard, seconded by Council Member

Slaven and carried by unanimous vote, the City Council designated the City's Police Department as the local enforcement entity for provisions of State Labor Code Section 6404.5 (AB 13).

ECONOMIC DEVELOPMENT MEETING WITH UCD CHANCELLOR:

Mayor Sandy reported to the Council that he and the Community Development Director met with Larry Van der Hoef, UCD Chancellor, and discussed economic development and ways the City could work in partnership with the University. He said the Chancellor was very receptive to a partnership.

FUTURE AGENDA ITEMS:

Council Member Slaven asked for a future agenda item regarding the Blue Ribbon Road Maintenance Committee. He said he made one contact who will be willing to serve on the committee. The City Manager said the Woodland Chamber, League of Women Voters and the Hispanic Chamber have been contacted to appoint representatives. The Public Works Director said he hoped to report to the Council on February 28 or March 7 on the appointments.

Vice Mayor Rominger said during the discussion of the General Plan update at this meeting one of the Planning Commissioners came before the Council and gave testimony. In so doing she said the Mayor had advised the Commissioner that he might be compromising his ability to discuss further the General Plan at Planning Commission meetings. She said the Commissioner proceeded to give the Council his thoughts. While she said she did not want to disenfranchise the Commissioner, she was concerned about his ability to participate any further in the General Plan update discussion and the impact on his ability to serve fully as a Commissioner through the General Plan update.

Council Member Flory said the question has to be answered whether the comments were observations or he was speaking in opposition to the two alternatives.

Council Member Slaven said he was also concerned about that issue.

The City Manager said staff will add the issue to the March 7 agenda.

ORDINANCE NO. 1257 - SMOKING CONTROLS:

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1257 regarding controls on outdoor youth sporting event smoking and placement of tobacco vending machines.

ORDINANCE NO. 1258 - FOUND PROPERTY PROCEDURES:

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1258 revising found property procedures

ADJOURNMENT TO CLOSED SESSION:

The Council adjourned the regular session at 10:21 p.m. to hold a special session to convene a closed session for public employee performance evaluation (pursuant to Government Code Section 54957) regarding the City Manager.

Council extended the meeting from 10:30 p.m. to 11:00 p.m.

ADJOURNMENT:

At 10:53 p.m. the closed session and special meeting were adjourned, and the regular meeting was adjourned to February 28, 1995, 7:00 p.m.

City Clerk of the City of Woodland	