

Council Chambers
300 First Street
Woodland, California

February 7, 1995

The Woodland City Council met in regular session at 7:00 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, Rominger, Slaven, Flory
(arrived 7:45 p.m.)

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Siprelle, Wegener, Barry, Utterback,
Vicars, Medina, Martino, Tice, Phipps, Mitchell,
Moutinho, DeWeerd, Horgan, Wilson, Smith

MINUTES:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved the minutes for the regular Council meetings of November 1 and November 15, 1994, as prepared.

On motion of Council Member Borchard, seconded by Council Member Slaven and carried by unanimous vote (Vice Mayor Rominger abstained), the City Council approved the minutes for the adjourned Council meeting of January 24, 1995, as prepared.

COMMUNICATIONS:

1. From Finance Director Margaret Vicars a memo was received advising of accounts payable and payroll paid for December 1994. No Council action was necessary.

2. From Irving Beeghly a letter was received in support of additional open space and City growth south of East Gibson Road (County Road 24) and east of County Road 101.

3. From Tony Evans of Woodland Commerce Centre, Ltd., a letter was received opposing the rezoning of the Lasher property at the southeast corner of County Road 102 and Interstate 5. He urged the Council to deny requests to expand commercial uses outside of and in the immediate area of the Southeast Area Specific Plan until commercial properties within the Southeast Area are substantially developed.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of December 5 and 19, 1994. No Council action was necessary.

2. From Assistant City Manager Kristine James a report was received transmitting the minutes of the Woodland Access meeting of December 14, 1994. No Council action was necessary.

3. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo County Transit Authority Board meeting of December 14, 1994. No Council action was necessary.

4. From Parks, Recreation and Community Services Director Tim Barry a report was received summarizing action taken at the Child Care Commission meeting of January 4, 1995. No Council action was necessary.

5. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Traffic Safety Commission meeting of January 9, 1995. No Council action was necessary.

Mayor Sandy inquired about the intersection study of California Street and West Cross Street.

The Public Works Director said there is the possibility of a three-way stop at that intersection with stop signs on Cross Street also. He said the issue the Commission is dealing with is the small number of pedestrians in the area. The stop signs would impede the traffic flow 24-hours a day. The K-6th students who attend Holy Rosary School on California are the issue; the 7th and 8th graders at Holy Rosary and 7th, 8th and 9th at Lee Junior High School on West Street, he said, generally have a better understanding of the traffic. He said because it is an awkward intersection drivers pay particular attention to it, but he said the ideal solution would be to straighten the intersection out to a "T" intersection. If there are traffic signals installed, there is the right-of-way issue, but there are no easy solutions.

After Council comments Mayor Sandy said the goal is to make that intersection as safe as possible for vehicular traffic and pedestrian traffic, and the Council sees that issue as a priority. He then inquired about the Matmor Road and Gibson Road intersection. He said the Police Department is continuing to monitor the intersection.

The Public Works Director said the Commission and the Police Department see the situation as an enforcement issue, but no citations have been issued, and there have

been no violations when they are monitoring.

Mayor Sandy asked the City Manager to have Police Sergeant Larry Martinez report to the Council at a future meeting about the monitoring.

6. From the Public Works Director a report was received transmitting the minutes of the Tree Commission meeting of January 9, 1995. No Council action was necessary.

7. From the Parks, Recreation and Community Services Director a report was received summarizing action from the Commission on Aging meeting of January 10, 1995. No Council action was necessary.

8. From the Community Development Director a report was received summarizing action taken at the Historical Preservation Commission meeting of January 10, 1995. No Council action was necessary.

9. From the City Manager a report was received transmitting the minutes of the Water Resources Association of Yolo County meeting of January 12, 1995. No Council action was necessary.

10. From the Community Development Director a report was received summarizing action taken at the Historical Preservation Commission meeting of January 17, 1995. No Council action was necessary.

11. From the Community Development Director a report was received summarizing action at the Utility Undergrounding Committee meeting of January 18, 1995. No Council action was necessary.

12. From the Community Development Director a report was received transmitting the minutes of the Downtown Parking Committee meeting of January 18, 1995. No Council action was necessary.

13. From the Community Development Director a report was received summarizing action at the Planning Commission meeting of January 19, 1995, as follows:

a. Commission approved a conditional use permit for a child care center at St. John's Church, 434 Cleveland Street. The child care facility will be for 36 children. Also Commission certified an NDEIR on this item.

b. Commission approved a comprehensive sign plan for the Shadow Motel at 584 North East Street.

c. Commission was briefed on the upcoming Town Hall Meeting on January 26, 1995.

14. From the Community Development Director a report was received transmitting the minutes from the Nuisance Abatement Committee meeting of January 19, 1995. She said the meeting involved property at 901 Court Street, and the City has had numerous complaints about the property. The problem is being handled through the nuisance abatement proceedings, and the property owner has not taken any action to remedy the situation. The Committee recommends soliciting bids to demolish the property, allocate the appropriate funds and record the necessary lien against the property to recoup the demolition and administrative costs.

Responding to a question from Vice Mayor Rominger, Building Inspector Bob Martino said the property owner at this time does not have the necessary funds to demolish the buildings. Assistant City Attorney Ann Siprelle said the demolition costs are recovered through the tax roll through property taxes. The City Manager said the costs would be placed on the 1995-96 tax bill. Mr. Martino said the City also has the option of spreading the cost over five years which is the method used for recovering costs from demolishing the building at Court and College Streets. He said he proposed spreading the costs for the 901 Court Street demolition over at least three years.

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council granted approval for staff to advertise for bids for the removal of the buildings at 901 Court Street; appropriated \$12,000 to fund the demolition of the buildings on the subject property; and granted approval for staff to prepare the paperwork to file a lien against the subject property whereby the City will be able to recoup the expenditure for demolition including the City's administrative costs.

15. From the Parks, Recreation and Community Services Director a report was received summarizing action taken at the Parks and Recreation Commission meeting of January 25, 1995. No Council action was necessary.

PUBLIC COMMENT:

Mayor Sandy thanked Kristine Guitreau and Dudley Holman for serving as camera operators for the meeting.

PRESENTATION FROM U.S. DEPARTMENT OF ENERGY:

Ernie Medina, the City's Equipment Services Manager, who serves as Vice Chairman of the Greater Sacramento Regional Clean Air Coalition, accepted a Certificate on behalf of the City from the U.S. Department of Energy for the City's participation in Clean Cities Program. He presented the Certificate to Mayor Sandy.

PRESENTATION - NATIONAL ENGINEERS WEEK:

Public Works Director Gary Wegener introduced Alan Mitchell, Greg Moutinho, and

Asa Utterback of the City's engineering staff to receive a proclamation for National Engineers' Week.

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council proclaimed February 19-25, 1995 as "National Engineers' Week in Woodland."

Mayor Sandy read the proclamation and presented it to the engineers.

HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT FUND TRANSFER:

Mayor Sandy announced that this time had been set for a continued hearing to consider an amendment to the 1994-95 Community Development Block Grant (CDBG) Final Statement for transfer of funds for City Americans with Disabilities Act (ADA) Accessibility Improvements.

Community Development Director Janet Ruggiero said this is the second of two public hearings required for the transfer of \$6,500 in CDBG funds for ADA Accessibility Improvements. The first hearing was held on January 17, 1995. She said the money will be spent on equipment to bring the City into compliance with the Americans with Disabilities Act.

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

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved the transfer of \$6,500 in 1994-95 CDBG Funds from Self-Elevation/ Compliance Plan for Americans With Disabilities Act (ADFA) Program to the City ADA Accessibility Improvements Program.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Sandy temporarily adjourned the meeting of the Council at 7:32 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. **Council Member Flory arrived at the meeting at 7:45 p.m.** At 7:55 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Mayor Sandy announced that two items were being removed from the Consent Calendar and would be postponed to a future agenda, as follows: (1) awarding the consultant contracts for the City utility system master plan updates;

and (2) accepting the City lighting retrofit project as complete.

Mayor Rominger asked that the item regarding the property acquisition agent for the Volkl pond be removed from the Consent Calendar for discussion.

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:

REPORT ON HUMAN RESOURCES OFFICE HOURS:

The City Council approved the continuation of the office hours schedule of the Human Resources Office (closed 1:00 p.m. until 3:00 p.m. Monday through Friday to City staff).

PARKS, RECREATION AND COMMUNITY SERVICES OFFICE HOURS:

The City Council approved the office hours of the Parks, Recreation and Community Services Department office: Open to the public October 30 through April 1, Monday through Friday, noon to 5:00 p.m.; open to the public April 2 through October 29, Monday through Friday, noon to 6:00 p.m.

COMPLETION OF SOUTHEAST AREA WATER WELL:

The City Council accepted the municipal well drilling project (Klenhard Park well) in the Southeast Area by Layne-Western Drilling of Woodland; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to execute the notice of completion.

SIGNAL MODIFICATIONS AT WEST MAIN AND CALIFORNIA STREETS:

The City Council authorized the Public Works Director to acquire the necessary rights-of-way for the signal modifications at the intersection of West Main and California Streets and contract for the related property appraisals at a cost not to exceed \$800.

REGULAR CALENDAR:

PROPERTY ACQUISITION AGENT FOR VOLKL POND:

Vice Mayor Rominger said the detention pond on the Volkl property is slated for part of the City's storm drainage master plan, and there have been some tests done on a portion of the property that will be purchased by the City. She said she was concerned about the rest of the property that the City will not be purchasing and was concerned about the fill material that has been brought in over the past

couple of years. She said any rain that does accumulate will percolate down through the ground, and she was concerned that it will show up in the City's drainage pond and that the City could have some problems in the future. She said it would be appropriate and prudent for the City to have some sort of assurance and tests run on the other property that will be at some time annexed to the City before the City goes ahead and buys the two storm drainage properties.

Public Works Director Gary Wegener said there will be additional environmental studies and the studies could be expanded to include the other property owned by Volk. He said that would not be a problem. He also said that the City would insure that the sites are drained such that they do not collect runoff. During the negotiations with Volk, he said, they can include the equipment that the City look at the adjacent areas and insure that they are not going to contaminate the City's storm drain detention basin. He said the City will negotiate an acquisition with the Volk subject to a clear environmental report. Staff will be reporting back to Council for authorization to purchase the property subject to the environmental report.

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized staff to contract with Professional Right-of-Way Services to negotiate on behalf of the City of Woodland for the purchase of real property for storm drain detention purposes.

GENERAL PLAN TOWN HALL MEETING RESULTS:

Council Member Borchard declared a conflict of interest with respect to the General Plan issue and left the meeting at 8:00 p.m.

The Community Development Director gave the Council a draft summary of the Town Hall Meeting held at Zamora School on January 26, 1995. She said the Planning Commission received the summary on February 2 and staff asked if the Commission wanted any additional direction given regarding the General Plan. She gave the Council a copy of the motion the Commission took on February 2, 1995, on a 5-2 vote based on the input from the Town Hall Meeting. The Commission recommended that the City Council reevaluate the population projections downward, and realign the Urban Limit Line to reflect the lower population figures, in order to better study and evaluate the issues pertaining to an ultimate urban limit line, conservation easements, transition zones, as well as the flood plains to the east. The Commission agreed these issues should be studied outside the scope of the General Plan Update ensuring an opportunity to assess the City's position during the next Update. She said the Town Hall Summary addressed some of the trends which came from the meeting. She said the staff is at the point in the General Plan process of preparing the policy plan based on direction previously given by the Planning Commission and the Council. She said if the Council is interested in changing some of the major components of those plans

regarding policy, staff would appreciate some guidance. She gave Council a chart showing growth projections using a 2.2 percent and the 1.5 percent growth figures. She said in looking at the population figures staff came to the conclusion that the 2 percent growth rate was based on a 1995 projection by SACOG of 46,000 people. She said the staff's projection based on population today giving a 1994 population of 42,000 does not equate to 46,000 based on their building activity. She said staff does not foresee a growth of 4,000 people between 1994 and 1995, so staff used the lower population figure of 2 percent resulting in a 64,000 population by the year 2015 and not 68,000 as previously projected. Using a 1.5 percent growth rate, there will be 58,000 people by 2015. She said currently there is enough vacant land within the City to accommodate a population of 50,000.

Council Member Slaven said he was concerned about some of the statements made at the Town Hall meeting. One statement, he said, was made that the City is ruining its water supply, and he felt that was not true and should be noted. Another comment made at the Town Hall meeting, he said, was that the Council did not listen to the wishes of the people and went their own way. He said that is not true. The City has had one town hall meeting prior to January 26. There has been a booth at the County Fair; people have addressed the Council regarding the General Plan; and Council Members have received many comments and correspondence from people regarding the progress of the General Plan. He said people have to remember that one town hall meeting or certain segment of the community does not dictate how the Council bases its decisions on the General Plan.

Mayor Sandy invited comments from members of the audience, and the following persons spoke: Dona Mast, President of the Yolo County Farm Bureau; Casey Stone; Wayne Berlin; Eric Paulson; Lois Linford; Nancy Lea; Dan Pollock; Charlie Rominger; and Bert Bangsberg, representing Conaway Ranch.

After a lengthy discussion Mayor Sandy said the Council has a political problem in that there is a four-member Council, and the Council needs to get past the problem that a Council majority is going one way with a desire to develop to the south and a minority view on the Council going another way with a desire to develop to the east.

Vice Mayor Rominger said she would like to scale down the area to be studied and to study in the General Plan update the area to the east. She said this would give the Council alternatives and an opportunity to look at the pluses and the minuses of both of the areas. This gives the Council the ability to make notes and use the information to make the best decision for the community.

Council Member Flory said he was not in favor of extending the study boundaries.

Mayor Sandy said the Council has to find a way to meet Vice-Mayor Rominger half way. He felt this is important that the Plan be community driven, and that the Council as representatives be somewhat together on the direction they are going. He said the reason he never wanted to include the east in the study was because of the massive potential for growth out there and the area is so huge.

Vice Mayor Rominger said the key is that we are looking for alternatives and when we look what the majority of the Council prefers that is not an alternative -- it is all south. She said she was suggesting a real alternative, and said she was not proposing to development of the entire area within the next ten to twenty years, but she said studying the east gives the City the opportunity to look at the 1,300 acres the City owns in the area and try to develop it along with the General Plan update. She said this holds endless possibilities for the community. To not even consider it as part of the General Plan process at this time would be a big mistake and a lost opportunity.

Mayor Sandy said building could be done anywhere if the builders and homeowners are willing to pay the cost of construction. He said if the report came back that the property to the east was in a flood plane and would have impacts on the treatment plant, the City should go in some other direction.

Vice Mayor Rominger said that by studying the area to the east the City can best assess the water resource we currently have as well as the flooding issue. This will tell the Council what the opportunities are and what the limitations are to plan for the community.

The Community Development Director pointed out the areas in question. She said the area being considered for new residential growth is the area between County Road 98 from the existing Urban Limit Line south to County Road 25A. The Phase III area goes to County Road 102. Then the area containing the Sewer Treatment Plant is included for nonresidential uses and the Regional Park. The City's 900 acres was to be included for alternative uses.

Mayor Sandy said everyone should be focused on the 15 goals with the General Plan and how we can accomplish those 15 goals even if the information indicates that the property to the east is not in the flood plain. If that is the case, he said he would have to reevaluate his position, and that is the purpose for going through these studies.

Council Member Flory said he is a proponent of going south in some fashion, and he felt it is important to address the issue of the prime ag land to the south, punching those streets through, what is the best use of that land in the future, and how to preserve it. He said he personally thinks that a lot of the things

that people in this community like we will not be able to have if we just continue to build east without at least some growth to the south. He said the community is going to be divided, and in the older part of town there are certain areas that have become blighted. He said all of the new industry and growth, development of parks, etc., will all go to the east, but he said he likes the way the community has grown through the years. He said there have been problems with a lack of annexing property to the City, and in today's economy you have to develop more land to get things you want in your community and pay for the upgrades, such as a new expressway to get traffic off Gibson Road. If the study came back in favor of developing residential to the east, he would be willing to look at it, but he said he was also not willing to compromise on addressing the issues to the south.

Mayor Sandy said whatever is decided there has to be support from the community, and that is why it is important to listen to the comments from the community and be responsive.

Vice Mayor Rominger said one of the key reports the Council is waiting for is the economic analysis because we know how tight the Southeast Area annexation revenue sharing was and the impacts of the shifting of dollars from the City to the State. She said we need a true alternative to growth to the south.

Council Member Slaven said he agreed with Mayor Sandy that the 15 goals first established are very important. He said he is open to further discussion, and he felt there is a time limit. He had concerns about the consultant being on board for some time. He noted that a memorandum to the Planning Commission from the Community Development Director dated November 15, 1994 indicated that the issues already decided by the Planning Commission are the goals, the time frame (2015), direction of growth south, and population projection 68,800. He said here we are three months later almost starting to change the game plan, and he questioned how much this will disrupt the process.

Mayor Sandy said given the Council's uncertainty about where an eastern line might lie it might be appropriate for the Council to direct the Vice Mayor and him to meet to develop some specifics of a proposed compromise and come back to the Council.

The Community Development Director said it would also be helpful to also add a component about what that would mean to the rest of the process so that staff and consultant Larry Mintier can put it into the bigger picture. She said she and Larry Mintier would meet with the Mayor and Vice Mayor.

Council agreed to allow Mayor Sandy and Vice Mayor Rominger to meet in an effort to reach a compromise regarding the General Plan and direction of growth and report back to the Council. Council also agreed to look at the issue of how to deal with the agricultural subcommittee and expanding that in some form.

The Community Development Director said staff will include the suggestions of Council Member Slaven in the draft summary of the Town Hall meeting and mail the summary out.

Council took a recess from 9:30 p.m. until 9:45 p.m.

Council Member Borchard returned to the Council meeting.

ORDINANCE NO. 1257 - SMOKING CONTROLS:

City Manager Kris Kristensen said on December 6 the Council reviewed all the changes in state law with regard to smoking controls that are being imposed statewide through AB 13. To supplement the regulations under AB 13 the Council agreed to address two local actions. One dealt with prohibitions on the location of tobacco vending machines with regard to minors. The other dealt with outdoor smoking controls at youth sporting events. He said the City Attorney's office worked with the Parks, Recreation and Community Services Department to formulate the necessary ordinance and that ordinance is now ready for introduction. He said the Parks and Recreation Commission recommended expanding the concept of where the controls would be beyond just youth sporting events to include all organized events and the Commission identified certain facilities the City owns which would essentially become smoke free. The Commission agreed that smoking would be prohibited within 30 feet of the organized event. He said he gave the Council a report on AB 13, and he said he is working with the Yolo County Department of Public Health to see what they can do in terms of getting out information to the public about how to implement that law. The Health Department will also help with the record keeping and logging in complaints. Enforcement action will mostly be employee-employer issues which are covered by CAL OSHA, but CAL OSHA will not respond until the third complaint is received. He said a flier will be developed to send to all business license holders to inform them of AB 13.

Vice Mayor Rominger suggested an amendment to the definition of "facilities" to outline the non-smoking environments as Buchignani Ball Park, Clark Field, Camarena Ball Park, Community Swim Center and the Municipal Swim Pool and see how implementation goes.

The City Manager suggested that other facilities might be addressed by adding a phrase about other parks and recreation facilities ("like facilities").

Mayor Sandy agreed with the Vice Mayor to be specific and see how the ordinance works. He suggested deleting the section specifying the prohibition of smoking at outdoor youth events within 30 feet of any event.

Council agreed to introduce the ordinance as amended by Council comments and evaluate after one year.

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1257 entitled "An Ordinance of the City Council of the City of Woodland adding Section 15.40 to Chapter 15 of the Woodland Municipal Code to Prohibit Smoking at Certain Outdoor Facilities and to Regulate the Sale of Tobacco in Vending Machines."

SCHOOL DISTRICT/CITY JOINT FACILITY USE AGREEMENT:

Parks, Recreation and Community Services Director Tim Barry asked for Council comments regarding the draft Woodland Joint Unified School District/City Joint Facility Use Agreement. For the past year he said staff from the City and the School District have met to gather information regarding use of facilities owned by both. Because the crossing guard cost rose over a three year period there became an imbalance of the value of the use of facilities. There is now an imbalance totaling \$73,406.96 in the City's favor. He said there is a 1991 joint use agreement and both staffs reviewed the agreement and prepared a new agreement for Council to consider. He included a proposal to resolve the debt to the City.

The Council discussed the elements of the agreement, agreed to staff's proposal to resolve the imbalance and agreed the City staff will meet with the School District staff and report back to the Council at a future meeting with the final version of the joint facility use agreement.

WASTEWATER INDUSTRIAL PRETREATMENT PROGRAM UPDATE:

Jon Tice, Associate Engineer, gave Council an update on the Wastewater Industrial Pretreatment Program. He said Larry Walker Associates was retained by the City in February 1994 primarily to develop an Industrial Pretreatment Program for the City as required by the Discharge Permits for the Water Pollution Control Facility. He said that Larry Walker's contract has expired, and the City does not have the staff to complete the work in house.

The Public Works Director said staff intends to report to Council in 30 days on a staffing study to obtain in-house positions needed to take over the pretreatment program. He said that Larry Walker Associates is not desirous of continuing long term operation of the plant but would be willing to train City staff.

On motion of Council Member Rominger, seconded by Council Member

Borchard and carried by unanimous vote, the City Council authorized the Director of Public Works to award optional Wastewater Industrial Pretreatment Program Task Number 8, Implement New Pretreatment and Pollution Prevention Programs for the second year, for an amount not to exceed \$126,400.00.

BLUE RIBBON COMMITTEE ON ROAD MAINTENANCE:

The Public Works Director said the Blue Ribbon Committee is the outgrowth on the discussion about a year ago on how to address the issue of unfunded requirements on road maintenance. Last year staff identified a \$500,000 shortfall in the road overlay program. He said the Council held several hearings on proposed road maintenance assessments and the assessments were not enacted. The Council directed staff to explore other alternatives, and Mayor Sandy suggested a Blue Ribbon Committee. The proposed membership is three members selected by the Council, two nominated by the Chamber of Commerce, one by the Hispanic Chamber of Commerce, and one by the League of Women Voters. He said he has contacted those organizations and they are supportive of the concept. The charge would be to review the current maintenance and repair programs, policies and procedures; make recommendations as to the "cost of ownership" requirements; make recommendations on how to deal with the backlog of deferred maintenance and repair; and make recommendations regarding alternative funding mechanisms for dealing with the unfunded requirements. He recommended that the Committee strive to have their final report back to Council by mid April.

Vice Mayor Rominger said this committee is a good concept and the awareness of the road maintenance and lack of funding has been raised with the public hearings held, but she felt it would be more meaningful for the group to focus on the alternative funding mechanisms. She said the charge of the committee should be scaled back.

Mayor Sandy said he would like to hear other professional engineer perspectives on the issue, and he agreed the financing mechanism is the main issue. Council Member Slaven agreed, and he said this perspective would give more support to the City's needs.

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by the following vote, the City Council established a Blue Ribbon Committee to review Road Maintenance requirements and make recommendations to Council on needs and possible funding mechanisms:

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

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council extended the

Council meeting from 10:30 p.m. until 10:50 p.m.POLICE STATION SITE ALTERNATIVES:

Police Chief Russ Smith said he distributed to Council information on a prospective buyer for the Woodland Shopping Center which would add to the list of possible sites the City might wish to evaluate for a police facility. In 1987 the Police Department started looking at its existing facility and it was determined at that time to be short of space and land. Since then, he said, there have been several committees and study sessions to discuss the location of a police station site. He said in 1994 a study of six sites was narrowed to four. He proposed selecting a consultant, either an engineering firm, architectural firm or planning firm, to help the City select the best possible site. He recommended three sites. The Bank of America site is a three acre parcel on Main Street which would involve a remodeling and purchase price of \$2.3 million. This site would give the Department an additional 3,000 square feet over the existing facility. Another site, he said, is the Woods property site at 509 Fifth Street, and this involves over 3 acres and is currently vacant. The owner has taken down the existing warehouse and cleaned up the hazardous material on the site. Estimated cost is \$400,000. The Gilmartin site at 435 Court Street involves 1.6 acres with a cost of \$650,000.

Council Member Borchard said he had concerns about hiring a consultant for this service.

Chief Smith said all sites have pros and cons with respect to public access, neighborhood compatibility, access to public transportation, planning, redevelopment issues, facility design, earthquake standards and engineering calculations. He said the Police Department does not have the expertise to deal with those issues particularly when dealing with taxpayers dollars.

The Community Development Director said when dealing with seismic safety requirements and some of the engineering components, the City does not have the staff and is not licensed to deal with those issues. She said it is imperative especially when looking at reuse of existing buildings to have that expertise and do that analysis.

The City Manager said this has been a controversial topic over the years and utilizing a consultant brings in a disinterested third party to do the analysis and make a recommendation to Council. He said it is Council's choice if the City uses a consultant, He said if the Council feels the City has the data necessary to make a decision the Council can go with it now.

Responding to a question from Vice Mayor Rominger, Chief Smith said some of the sites could be purchased through development fees. He said there is over \$400,000 available for that purpose. For remodeled sites \$400,000 is not enough.

He said staff will report back to Council with a financing plan.

Vice Mayor Rominger asked if this project is really a priority for the Council and suggested that the proposed action might be premature.

A motion by Council Member Slaven to study the Woods site, the Bank of America Site and the Woodland Shopping Center and authorize calling of bids for a site selection consultant failed to carry for lack of a second.

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council extended the meeting from 10:50 p.m. until 11:30 p.m.

A motion by Council Member Borchard to study the Woods site and the Bank of America site failed for lack of a second.

A motion by Council Member Rominger to study the Woods property and the Woodland Shopping Center and authorize calling of bids for a consultant failed to carry for lack of a second.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by the following vote, the Council approved the site selection for a Police Department facility to include the Woods property, the Bank of America property and the Woodland Shopping Center and authorized the calling of bids for the facility site selection consultant:

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

RESOLUTION NO. 3863 - PLAN CHECK FEE:

The Community Development Director said the City currently charges a rate of 65 percent for plan check fees. With the projects such as the Southeast Area, she proposed that the initial plan check fee for new residential plans and master plans of tract build subdivisions remain at the current level with a subsequent plot plan check fee for repetitive construction to be reduced to a flat rate of \$100.00.

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council adopted Resolution No. 3863 amending the Comprehensive Fee Schedule to allow for a reduction in the plan check fee for repetitive master plan construction.

ORDINANCE NO. 1258 - UNCLAIMED FOUND PROPERTY:

Police Chief Russ Smith said the finder of lost property or stolen property

will turn the property over to the Police Department and after a waiting period the finder has asked if he or she could claim the property. Under the current City Code the City may not transfer title to found property to the finder. He proposed an ordinance to change the City Code to allow the finder to claim the property after a period of time which would allow the owner time to claim the property.

On motion of Council Member Borchard, seconded by Council Member Slaven and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1258, "An Ordinance of the City of Woodland Amending Sections 17A-1-1 and 17A-1-2 and Repealing Sections 17A-1-3 through 17A-1-8 of the Municipal Code to Allow Finders of Lost Property to Receive Unclaimed Property."

WAGE ADJUSTMENT/JOB DESCRIPTION CHANGES FOR PART-TIME AQUATIC PROGRAM EMPLOYEES:

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council approved wage adjustments and changes to job descriptions for temporary part-time aquatic positions and approved program and fee adjustments in the aquatics program.

APPOINTMENT OF NEW COMMISSION ON AGING MEMBER:

On motion of Council Member Borchard, seconded by Council Member Slaven and carried by unanimous vote, the City Council appointed Beverly Winters as a member of the Commission on Aging for a term ending December 31, 1998.

ADJOURNMENT:

At 11:25 p.m. the meeting was adjourned.

City Clerk of the City of Woodland