

Council Chambers
300 First Street
Woodland, California

January 3, 1995

The Woodland City Council met in regular session at 7:03 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, Flory, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Quinn, Siprelle, Wegener, Gatie, Vicars, Nies, Moutinho, Ahlgren, Horgan, James

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 September 20, 1994, as prepared.

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote (Mayor Sandy abstained), the City Council approved the minutes for the regular Council meeting of October 4, 1994, 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 a business at 617 East Street (Dana Market), Woodland. Police Lieutenant Terry Brown had indicated that the Police Department has no problem with the issuance of this license.

2. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine license for Depot Burgers, 638 Main Street, Woodland. Police Lieutenant Terry Brown had advised that he has no concerns with the issuance of this license.

3. From the City Attorney of the City of Santa Cruz a letter was received

advising of a class action suit against PG & E regarding electric franchise fees paid to California cities. No Council action was necessary.

4. From the law firm of David Allen and Associates a claim against the City was filed on behalf of Carlos Contreras in regard to injuries sustained from an automobile accident which occurred on May 29, 1994 on East Kentucky Avenue near County Road 101. The City's insurance representative recommended that Council reject the claim and refer it to them.

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council rejected the claim against the City filed on behalf of Carlos Contreras and referred the claim to the City's insurance representative.

5. From Theodore W. Coates a letter was received submitting his resignation as a member of the Traffic Safety Commission. The City Clerk advised that a letter of appreciation will be sent to Mr. Coates.

6. From City Manager Kris Kristensen a notice of appeal was received regarding the Historical Preservation Commission's determination that the Pepsi buildings at Fourth and Main Streets are of local historic significance based on the Historic Resource Inventory conducted in 1994. This appeal will be considered under the public hearing portion of the meeting.

7. From Pacific Gas and Electric Company a notice was received advising of its application filed with the California Public Utilities Commission for changing its base electric and gas rates and rates for its Pipeline Expansion Project effective January 1, 1996.

Vice Mayor Rominger said she has her usual objection to this rate adjustment, and she felt that any expansion of PG & E should be born by the stockholders of PG & E and not by the general public.

The City Clerk said she would prepare a letter to PG & E for the Mayor's signature.

8. From the State Department of Alcoholic Beverage Control a copy of an application was received for a one day license for the Yolo County Farm Bureau to sell alcoholic beverages at a social to be held at the Yolo County Fairgrounds on January 19, 1995. Police Lieutenant Terry Brown had advised that he has no objections with the issuance of this license.

Council agreed it was not necessary to receive future applications for one-day events.

9. From M. J. Hannigan, Commissioner of the California Highway Patrol, a letter and resolution were received urging support of the use of Proposition 172 funds solely to combat vehicle theft and crime in general in California.

10. From Melissa Martin, WalkAmerica Logistics Coordinator for March of Dimes, a letter was received requesting that the \$30.00 park use fee for their April 29

WalkAmerica after-party be waived. The City Clerk advised that this request will be scheduled for Council consideration at the January 17, 1995 Council meeting.

COMMITTEE REPORTS:

1. From Fire Chief John Buchanan a report was received transmitting the minutes of the Yolo County Communications Emergency Services Agency meeting of October 6, 1994. No Council action was necessary.

2. From City Manager Kris Kristensen a report as received transmitting the minutes of the Yolo County Transit Authority Board meeting of October 26, 1994. No Council action was necessary.

3. From the City Manager a report was received transmitting the minutes of the Yolo County Transportation Task Force meeting of November 3, 1994. No Council action was necessary.

4. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of November 7 and November 21, 1994. No Council action was necessary.

5. From the City Manager a report was received transmitting the minutes of the Yolo-Solano Air Quality Management Board meeting of November 9, 1994. No Council action was necessary.

6. From the City Manager a report was received transmitting the minutes of the Water Resources Association meeting of November 10, 1994. No Council action was necessary.

7. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Planning Commission meeting of December 1, 1994, as follows:

- a. Commission cancelled the December 15 Commission meeting.
- b. Commission held a discussion on the City's Home Occupation Ordinance. The existing Ordinance is quite limiting in the types of businesses which are allowed as a Home Occupation. After a discussion of the existing ordinance and a comparison of what other cities and counties do, the Planning Commission directed staff to prepare a revised draft Home Occupation Ordinance. The proposed revisions would allow for more uses to operate as a Home Occupation, while incorporating performance standards that ensure the uses are compatible with the surrounding residential area.
- c. Commission held a study session on the General Plan. Topics included growth management tools and the definition of low density. Highlights of the meeting included the following:

*In regard to growth management, the Planning Commission had previously decided on a growth management tool of a combination of concentric/sectoral growth. Under this approach the general plan area to be developed for residential purposes is designated in different "sectors." Specific Plans would then be prepared for each sector. The Planning Commission indicated they were in favor of designating the area between County Road 98 and County Road 102, south of the existing City limits down to County Road 25A into three sectors. The Commission was also generally in favor of starting development in the east and east-central, and moving westward.

*The Commission indicated that the definition of very low density should be lots with a minimum size of 10,000 square feet. There should also be lots larger than 10,000 square feet.

- d. The Planning Commission was informed that the Town Hall meeting on the General Plan is scheduled for January 26, 1995, at Zamora School.

8. From the Community Development Director a report was received transmitting the minutes of the Downtown Parking Committee meeting of December 7, 1994. No Council action was necessary.

9. From Parks, Recreation and Community Services Director Tim Barry a report was received summarizing action taken at the Child Care Commission meeting of December 7, 1994. 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 December 13, 1994.

The City Manager said one issue which the Council may wish to discuss is historic sidewalks. He said in the Council's previous discussion about sidewalk maintenance program changes due to the budget cuts involved implementing some requirements for historic sidewalks. He asked if the Council wanted to pursue this proposal.

Vice Mayor said she felt the Council should look at the issue of historic sidewalks at a later meeting since Council just received the information.

11. From the Parks, Recreation and Community Services Director a report was received summarizing action at the Commission on Aging meeting of December 13, 1994. No Council action was necessary.

12. From the City Manager a report was received summarizing topics discussed at the Chamber/City 2 x 2 meeting of December 14, 1994. The City Manager said part of that meeting included a recommendation to proceed with the Chamber of Commerce's Blue Ribbon Task Force regarding the City of Woodland. He said he has been working

with a steering committee consisting of representatives of the task force, but the task force has not yet met. He gave Council a draft of the scope of study.

Mayor Sandy asked how this proposal would impact staffing.

The City Manager said the big criteria is to try to keep the project manageable, and he said he told staff he did not want prize winning documents to come from the project. He said he hoped staff would provide a mix of giving the information the task force needs with the least amount of time involved. He said both sides believe there is a win-win opportunity with the effort.

Council Member Slaven said the Chamber's approach to this proposal has been a positive one, and he felt their support is welcomed in the community. His only concern is that he did not want excessive staff time taken for the project.

The City Manager said a series of questions are to be answered by each of the departments, and there will be two-hour meetings between January and August to go through each department's issues.

Vice Mayor Rominger suggested that the meetings be open to the public and the agendas posted.

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council approved City participation in the Chamber of Commerce Blue Ribbon Task Force regarding the City of Woodland.

PUBLIC COMMENT:

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

HEARING - PEPSI BUILDINGS AT 4TH AND MAIN STREETS:

Mayor Sandy said this time had been set for a hearing on the appeal of the Historical Preservation Commission's determination that the Pepsi buildings at 4th and Main Streets are of local historic significance.

Community Development Director Janet Ruggiero said the issue before the Council is the determination made by the Historical Preservation Commission at its meeting of December 13, 1994. Under the provisions of the City Code the Historical Preservation Commission can determine whether a nondesignated historic building can be demolished. She said the Commission reviewed the report prepared by Wirth and McCandless and determined that the two remaining buildings are of local historic significance based on the following information:

1. the windshield survey done by Don Napoli, consultant to the Redevelopment Agency for the preparation of the Commercial Historic Building Inventory; and

2. the follow-up historic survey

She said the Commission further determined that they would consider the issuance of a demolition permit based on the information presented to them in the Wirth report after the appropriate environmental review required under the California Environmental Quality Act (CEQA) was followed. She reminded Council that changes were made to CEQA in 1992 that required an environmental analysis for any resource which may be considered historic and not necessarily listed and which may undergo substantial adverse change which includes demolition. Following the Commission's meeting, the City Manager filed an appeal of the Commission's decision as it was inconsistent with several statements made by members of the Redevelopment Agency Board of Directors who on December 6th requested that the demolition be allowed to proceed as quickly as possible in view of the Wirth-McCandless report. The report concluded that these buildings are "not historically significant in terms of an unusual or unique stylization, innovative or unconventional structural system, historically recognized Architect or Engineer or historically significant Owner, tenant or trade process." These comments, she said, were based on Federal criteria used for determining historical significance. The Commission based its determination on a broader scope of local historical significance as delineated within the historic resources inventory form. She said if the City Council determines that these buildings are not historic, then the demolition permit may be issued immediately. If the Council concurs with the Historic Preservation Commission, then the CEQA process would be undertaken followed by a hearing before the Commission. This process takes approximately 30 to 45 days. She said this has not been a smooth process for this project, and measures have been taken to avoid the problems that have occurred. The historic inventory has been done by volunteers because of budget cuts, and staff is trying to speed that process along. She said letters will be sent to owners of buildings being surveyed to notify them of the inventory. She said the application process for facade loans has also been changed to identify things before loans are approved. There has also been a demolition review process established, and she said she will report other changes to Council after review by the City Attorney.

Don Peart, co-owner of the Pepsi buildings, said he and his brother, Neal Peart, were given permits to demolish seven of the buildings at the site. He said they are concerned about the liability issue of the two buildings in question.

Neal Peart said the Wirth and McCandless report is fairly conclusive that the buildings are not of historical significance and are also structurally unsafe. He pointed out that he and his brother are not tearing down the Pepsi Bottling Plant, but in fact are restoring the facility. He said the bottling was done in the concrete building which is now occupied by another tenant. He said this is a redevelopment project which will be transforming a warehouse into a use that will be compatible with the Downtown for many years to come.

Mayor Sandy opened the hearing.

Tom Stallard said he has been involved in redevelopment in downtown Woodland for about 15 years, and he said we have to be practical in approaching the preservation of

historic resources. He said there are not a lot of people waiting in line to fund redevelopment projects in Woodland, and the private sector is relied upon to do the redevelopment. He said the major resources in the 800 block on the south side of Main Street are candidates for renovation. There is also a vacant lot at the corner of Fourth and Main Street which would be a good site for replicating one of our buildings which has been lost, such as the Julian Hotel. To make it possible to bring projects like that to realization, he said there have to be parking resources to support the buildings. In the 700 block on the south side of Main Street redevelopment would not have been possible without the parking lot to the south. He said if we try to save everything and make no provision for modern needs, there will essentially be empty rehabilitated structures downtown that people will not come to. He said he sees a definite need for parking in the 800 block of Main Street. He urged the Council to overturn the decision of the Historic Preservation Commission.

Ken Reiff, Woodland resident, said he supports historic preservation, but he was concerned that future redevelopers will be given the wrong message and will be discouraged from proceeding with projects. He urged the Council to overrule the Historic Preservation Commission and allow the project to move forward.

Dudley Holman, Woodland resident and former Council Member, said the November 1994 election sent a message that there is too much government. He said he attended all of the meetings dealing with this project and he felt this was an out and out case of bureaucracy gone berserk. He said this is the kind of thing that turns people off when they expect good things to come from government, and he said he appreciated the Pears' persistence.

There being no further comments, the hearing was closed.

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council determined that the Pepsi Buildings are not historic pursuant to Section 12A-7-3 of the City Code and overruled the Historic Preservation Commission determination.

Council Member Flory noted that the Council respects what the Commission is doing, and this particular decision happens to be contrary to the majority will of the Council. He said he hopes we continue working with historical preservation issues.

Council Member Borchard said the members of the Commission are an extension of the Council, and the Council has the prerogative of overruling its decision. He said the Council does rely on the commissions and could not perform its job without them.

Council Member Slaven said he felt the Pears' project will be a great addition to the downtown.

Mayor Sandy said the biggest nightmare is bureaucracy, not necessarily fee structures, but the endless run around they get. He said he looks forward to improvements in the processes.

The City Manager said one of the points of fall out from this incident is the need to have good lines of communication between the Council and the various commissions. He said he will present to the Council in the near future some ideas he has on how to make improvements.

HEARING - GIBSON RANCH LANDSCAPING/LIGHTING DISTRICT:

Mayor Sandy said this time was set for a public hearing on the Engineer's Report for the Gibson Ranch Landscaping and Lighting District, formation of District and the levy of proposed assessment.

Management Analyst Lynn Gatie said on December 6 during the public meeting on the District there was a public comment from Tony Evans regarding concerns with his property. She said Mr. Evans has multifamily property as well as property which is zoned highway commercial, and Mr. Evans is concerned about the assessment fees listed for multifamily and for commercial properties. On the multifamily, she said, Mr. Evans would be subject to 25 percent set aside; on the highway commercial property Mr. Evans does not see absorption until 20 years from now. She said he feels it will be difficult to get financing for his multifamily and he wishes the Council to consider spreading the costs slated for multifamily properties back over the residential property. She said if those concerns were met by changing the way the amounts have been spread over the types of zoning and increasing the amounts proposed for the residential property, this would mean starting the process over again. Also discussed on December 6 and prior meetings, she said was the maximum assessment cap formula which has become a part of the district, and there was discussion by Council on the noticing issue. Council instructed staff to prepare an amendment to the engineer's report that would require noticing after build out for any increase from the prior year. She provided Council with the proposed amending language which allows the maximum cap formula to be in place from now until the year 2005 which is the assumed build out year. After that any assessment above the prior year would be noticed. If the assessment were above the cap formula it would go through the public meeting/public hearing process; if the assessment were below the maximum cap formula the increase would still be noticed regarding the public hearing for the budget for that year. She then reviewed with Council the district budgeting process. A new budget will be established each year, and the budget will be established independently of what the assessment cap formula looks like. Once the budget is set depending on what amenities are in place and the cost of maintaining the amenities, then there is a determination made if it is increased or decreased from the previous year or if it is below or above the maximum assessment cap formula. The noticing requirements will then be based on that determination.

Mayor Sandy opened the public hearing.

Gary Parker, Winncrest Homes, said the developers worked very closely with staff and the City's consultant in developing the fee structure for the district. Although it appears at first glance to be somewhat high, he said they have compared the fees with various landscape and lighting districts in other areas and find the fees to be in line with what is existence in other communities. He requested that the Council go forward with the adoption of the district as soon as possible.

Tony Evans, owner of commercial property at the northeast corner of Gibson Road and Road 102, said with regard to the absorption for the highway commercial property within the district he said the proposed fees means a substantial amount of money to be put into the property every year before there is a return. This means about \$12,000 to \$14,000 per year in addition to the other responsibilities they have while they are waiting for a market to develop the property. He said if the Council agrees with him to change the assessments, the process would have to be started all over again.

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

Vice Mayor Rominger said she appreciates the Council compromising on her insistence in property owners being notified by mail individually each time there is an increase proposed, but she has a philosophical problem with writing in an increase in fees for a district. Even though she appreciates the Council Members' willingness to work with her, she is not able to vote for the district just because of the written in cap amount after build out.

Resolution No. 3856:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by the following vote, the City Council adopted Resolution No. 3856 ordering the improvements and formation of the Gibson Ranch Landscaping and Lighting District and confirming the diagram and assessments:

AYES: COUNCIL MEMBERS Borchard, Flory, Slaven, Sandy
NOES: COUNCIL MEMBERS Rominger
ABSENT: COUNCIL MEMBERS None

HEARING - AFFORDABLE HOUSING ORDINANCE:

Mayor Sandy said this time had been set for a hearing to consider introduction of an Affordable Housing Ordinance.

Senior Planner Howard Nies said when the Council adopted the Housing Element last year there were key provisions that indicated how the City would provide affordable housing. The ordinance before the Council at this time, he said, has those elements and is recommended by the Planning Commission. He proposed three changes to be added to the proposed ordinance. He said the typical family income for three people would be \$31,000 per year to qualify as a low income family. For four people the earnings would be \$34,500 per year to qualify. The moderate income family would earn \$46,500 for a three-person household. In the case of a four-person household moderate income would be \$51,700 per year.

Mayor Sandy opened the public hearing.

Tom Perry said he represents Yolo County Habitat for Humanity. He said the families in their program max out at about \$20,000 per year for a family of four. He said

the Habitat for Humanity office is on Main Street, and Yolo County Habitat has been in existence for a couple of years. He said when he got on the Board he found there was not much going on in Woodland, but four homes are to be built in Davis under the program. He said the program functions through community involvement.

Casey McKeever said he as been working on affordable housing issues in Woodland for the past two years, and particularly with the development of the Southeast Area. He said the proposed affordable housing ordinance just continues the policy which has already been adopted by the Council. He said he feels the ordinance is modest but sound and recognizes the need for low income housing.

Steve Grady, 32 West Elliot Street, Woodland, said he applied for Section 8 funding. He said the affordable housing ordinance is good for Woodland.

Debra Koebel said she is currently homeless and unemployed and supported the ordinance.

Dave Taormino, real estate agent, said he is not opposed to the concept of affordable housing but concerned about the impact on first time homebuyers. He suggested changes to the proposed ordinance, and he said the ordinance does not go far enough to protect the first time homebuyer.

David Jones, Legal Services of Northern California, 619 North Street, Woodland, gave background on what led to the proposed affordable housing ordinance. He said the ordinance does provide for some portion of housing for very low income households at up to \$22,000. This means persons who are at entry level or in some cases permanent positions, such as medical assistants, UPS drivers, people working in the schools, and some City employees. He addressed concerns expressed by previous speakers, and he then urged adoption of the ordinance.

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

Ordinance No. 1256:

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 1256 adding Chapter 6A to the Woodland Municipal Code related to the creation of new affordable housing throughout the City.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Sandy temporarily adjourned the meeting of the Council at 8:35 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 8:58 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

The City Manager requested that the item regarding the purchase of replacement Police vehicles (mini-van and mid-sized sedan) be postponed and removed from the Consent Calendar.

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

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE REPORT:

The City Council authorized the City Manager to execute a contract with Duane Thomson, AIA, for the preparation of an Americans with Disabilities Act (ADA) Compliance Report for an amount not to exceed \$8,500.

CITY HALL HEATING, VENTILATION AND AIR CONDITIONING UNIT:

The City Council authorized staff to obtain bids for the replacement of a City Hall heating and air conditioning (HVAC) unit.

LOWER AMERICAN RIVER FLOOD CONTROL PROJECT:

The City Council approved a letter to the Sacramento Area Flood Control Agency regarding hydraulic mitigation related to the Lower American River flood protection alternatives.

RESOLUTION NO. 3857 - UPGRADES TO RAILROAD SIGNAL CROSSINGS:

The City Council adopted Resolution No. 3857 approving Program Supplement No. 017 to Local Agency-State Agreement for Federal-Aid Projects No. 03-5046 (Beamer/Kentucky Assessment District railroad signal crossings).

AUTOMATIC AID AGREEMENT WITH WILLOW OAK FIRE PROTECTION DISTRICT:

The City Council authorized the Mayor to sign an Automatic Aid Agreement between the City of Woodland and Willow Oak Fire Protection District.

LEISUREVILLE MOBILE HOME PARK PURCHASE:

The City Council requested that the Yolo County Housing Authority take the necessary steps to condemn the Leisureville Mobile Home Park in anticipation of its acquisition by its tenants; and authorized the City Manager to prepare and execute an agreement between the City and the Yolo County Housing Authority to perform technical services associated with the Leisureville Mobile Home Park acquisition HOME loan.

POLICE PROPERTY AND EVIDENCE TRACKING SYSTEM:

The City Council awarded the bid for a property and evidence tracking system to Liberty Technology, Inc., from Phoenix, Arizona, in the amount of \$10,685.00.

RESOLUTION NO. 3858 - FEDERAL LAW ENFORCEMENT GRANT FUNDS:

The City Council adopted Resolution No. 3858 approving the filing of an application with the Department of Justice for a Community Oriented Policing Services (COPS) grant.

ACCEPTANCE OF SUBDIVISION 4086 (SUMMERWOOD DRIVE):

The City Council authorized the City Engineer to accept as complete the public improvements constructed as part of Subdivision No. 4086 (Summerwood Drive), contingent on the execution of a satisfactory security for reimbursement due from the developer. The subdivider of Subdivision No. 4086, Tim Snow, entered into Agreement No. 93-1 to install various public improvements. These improvements are now complete and ready for City acceptance. The subdivider is being required to reimburse \$2,801.42 to a prior developer, Ron Broward, for installation of oversized improvements in Summertree Lane that are now benefitting the current development.

1995 COMMUNITY SERVICE AWARD NOMINATING COMMITTEE:

The City Council formed the 1995 Community Service Award Nominating Committee by appointment of the following members: Mayor Gary Sandy, Twyla Thompson, Roslind Stone, Marsha Scofield, Richard Harrison, Don Wells, and Al Lucero.

Council took a recess from 8:59 p.m. until 9:06 p.m.

REGULAR CALENDAR:FINAL REPORT FROM JOINT COMMITTEE ON SENIOR SERVICES:

The City Council postponed the review of the final report from Joint Committee on Senior Services.

RESOLUTION NOS. 3859 AND 3860 - GIBSON RANCH COMMUNITY FACILITIES DISTRICT BOND ANTICIPATION NOTES:

On motion of City Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council adopted Resolution No. 3859 entitled "Resolution Authorizing Issuance of Bond Anticipation Notes, Community Facilities District No. 1 (Gibson Ranch)"; and adopted Resolution No. 3860 entitled "Resolution Approving Form of Purchase Contract and Ordering Sale

of Bond Anticipation Notes, Community Facility District No. 1 (Gibson Ranch)."

AMENDMENTS TO FRANCHISE AGREEMENTS WITH WASTE MANAGEMENT:

The City Manager outlined the following key changes proposed in the franchise agreements with Waste Management for garbage, yard refuse, street sweeping and curbside recycling services:

1. City to receive \$20,000 per month (\$240,000 annually) franchise fee from Waste Management beginning January 1995; fee subject to annual Consumer Price Index (CPI) adjustment outlined in current agreement.
2. Residential rate adjustment scheduled in current agreement for January 1995 is cancelled (provisions for rate adjustments in subsequent years of the agreement remain in place).
3. Senior residents (age 65 and older) eligible for lower cost 35 gallon toter service beginning January 1995.
4. Franchise agreements for solid waste and yard refuse collection and street sweeping services as well as curbside recycling extended 5 1/2 years to December 31, 2004.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council approved (1) Second Amendment and Modification of Agreement between the City of Woodland and Waste Management of Woodland for Collection of Solid Waste and Yard Waste and Street Sweeping; and (2) First Amendment and Modification of Curbside Recycling Collection Agreement between the City of Woodland and Waste Management of Woodland.

POLICY FOR NAMING PARKS, RECREATION AND COMMUNITY SERVICES FACILITIES:

George Ahlgren from the Parks, Recreation and Community Services Department reviewed a proposed policy for naming Parks, Recreation and Community Services facilities.

Vice Mayor Rominger said she felt this is a good policy but she had a concern that the policy needs to focus in on local people and local families for naming facilities rather than opening up to everyone. She suggested that the word "local" be inserted where applicable in the policy.

Mayor Sandy said he question the word "substantial" in the policy which provides that the facility be named after a living or deceased person if the facility was acquired by means of a "substantial" gift or donation from an individual.

After further discussion the Council referred the policy with suggested amendments for naming parks and recreation facilities to the Parks and Recreation Commission for review and recommendation to the Council on February 7, 1995.

CONTADINA INDUSTRIAL WASTEWATER TREATMENT AGREEMENT:

Senior Civil Engineer Mike Horgan reported that the first ten year term of the agreement between the City and Contadina Foods for the lease of 890 acres of City land for treatment and disposal of cannery wastewater, expired December 31, 1994. He said Contadina has sought, per provisions of the agreement, to extend the lease for another ten year period. Council received a copy of the proposed agreement which was prepared with the City Attorney's advice with the concurrence of Contadina's (Nestle Foods) legal counsel. Responding to a question from Vice Mayor Rominger, he explained the basis for calculating the annual cash rental payments and the basis for the adjustments.

Vice Mayor Rominger questioned the terminology in the agreement with the provision that "City reserves the right to relocate the industrial wastewater treatment facility to another site at its own cost." She said we are calling this the "tomato waste treatments facility." She asked to have this statement changed so that it is consistent throughout the agreement. Lastly, she inquired about Contadina's farming operation and water Contadina pumps to add to their wastewater. She said she understood Contadina is in operation three months out of the year and are using the 890 acres for three months of the year for their wastewater discharge. She asked how Contadina irrigates the crops on the property the remaining months of the year.

Mr. Horgan said the irrigation water is pumped from a well. The well is used to start the crops in the spring and to augment the discharge flows to carry them on through.

Ms. Rominger asked about the effect on the City for the water Contadina uses for growing their crops and if there are other ways to irrigate their crops without drawing from the underground aquifer.

Mr. Horgan said the City does not have numbers on what their water usage is from the well. He said the agreement provides that Contadina report their water usage on a form provided by the City. He said after a couple of years of receiving the data the City will have a better idea of its water usage.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the City Manager to execute an agreement with Contadina Foods, Inc., regarding industrial wastewater treatment.

VOICE MAIL SYSTEM PURCHASE:

Management Analyst Dean Gualco briefed the Council on the proposed

purchase of a voice mail system. He said the telephone committee recommends awarding the system to Octel Communications. He projected a March 1995 installation date. For now, he said the telephone committee has decided to delay the implementation of "auto attendance", a push button telephone message system, between 8:00 a.m. and 5:00 p.m. He said the committee felt it was more important for people calling City offices to hear a voice during normal working hours. Auto attendance will be used between 5:00 p.m. and 8:00 a.m. on a daily basis. He said funding for the purchase comes from the Capital Budget, the Operating Budget and also lease funds.

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council awarded the bid for a City-wide telephone voice mail system to Octel Communications in the amount of \$25,273.

LEAGUE OF CALIFORNIA CITIES LEGISLATIVE DELEGATE PROGRAM:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council agreed to participate in the League of California Cities Delegate Program and selected Vice Mayor Rominger as a delegate assigned with Senator Johannessen and selected Council Member Borchard as a delegate assigned with Assemblyman Hannigan.

COMMISSION APPOINTMENTS:

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council (1) appointed Bill Linford as a member of the Commission on Aging for a term ending December 31, 1998; (2) appointed Kristina Link as a member of the Parks and Recreation Commission for a term ending December 31, 1998; and (3) appointed Steve Basha as a member of the Personnel Board for a term ending December 31, 1998.

ORDINANCE NO. 1255 - AMENDING REDEVELOPMENT PLAN:

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted and read by title only Ordinance No. 1255 establishing and amending certain limitations with respect to the Redevelopment Plan for the Woodland Redevelopment Project.

ADJOURNMENT:

At 10:05 p.m. the meeting was adjourned.

City Clerk of the City of Woodland