Council Chambers 300 First Street Woodland, California

November 15, 1994

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

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Vicars, Siprelle, Wegener, Martin,

Gatie

MINUTES:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved the minutes of the regular meeting of August 3, 1994, as prepared.

COMMUNICATIONS:

- 1. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale general license for Robert Garrette for his business at 800 Main Street (The Shanty). The application was for a person to person transfer, and Police Lieutenant Terry Brown had advised that he had no problem with the issuance of the license.
- 2. From Finance Director Margaret Vicars a memo was received advising of claims covering payroll and accounts payable paid for October 1994. No Council action was necessary.
- 3. From Bonnie McClellan a claim against the City was received in regard to a traffic accident which occurred on May 30, 1994, on East Kentucky Avenue west of County Road 101. The City's insurance representative recommended that Council reject the claim and refer it to them.

On motion of Council Member Borchard, seconded by Council Member Rominger

and carried by unanimous vote, the City Council rejected the claim against the City filed by Bonnie McClellan and referred the claim to the City's insurance representative.

4. From the Woodland Prairie School PTA Board a letter was received requesting additional traffic controls at the intersection of Gibson Road and Matmor Road and the intersection of Gum Avenue and Matmor Road.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council referred the request for additional traffic controls near Prairie School to the Traffic Safety Commission.

COMMITTEE REPORTS:

1. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo Solano Air Quality Management District Board meeting of October 12, 1994. No Council action was necessary.

Vice Mayor Rominger noted that a motion by Mayor Sandy, as the City of Woodland's representative to the District Board, to postpone action regarding the adoption of Rule 3.5 - Emission Reduction Credits failed. She said the County representatives voted to approve the Rule, and the city representatives voted to postpone action. A city representative was absent and thus was unable to vote. She also noted that another motion was approved that alternates on the District Board would not be selected, but Mayor Sandy, as a city representative, voted to approve the use of alternates based on the City Council's action.

Mayor Sandy said having city representatives on the Board has helped bring a different set of priorities to the Board.

- 2. From the City Manager a report was received transmitting the minutes of the Water Resources Association meeting of October 13, 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 October 20, 1994. No Council action was necessary.
- 4. From Assistant City Manager Kristine O'Toole a report was received transmitting the minutes of the Public Access Committee meeting of October 12, 1994. No Council action was necessary.
- 5. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the Downtown Parking Committee meeting of November 2, 1994. No Council action was necessary.
- 6. From the Assistant City Manager a report was received transmitting the minutes of the Economic Development Committee meeting of November 3, 1994.

- 7. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of November 3, 1994, as follows:
 - a. Commission approved Tentative Map No. 4228 (Lewis Homes) which divides a 30± acre parcel into four parcels. This project is located east of Pioneer Avenue and adjacent to Gum Avenue.
 - b. Commission approved Tentative Map No. 4229 which is a revised map for the College Park II project currently under construction. This map provides for several lot line adjustments to the currently subdivided land. The project is located on the east side of College Street, south of Kentucky Avenue.
 - c. Commission recommended approval to the City Council of the abandonment of a 14-foot wide strip of land along County Road 101. This land is no longer needed since the road will become a collector street.
 - d. Commission made a determination that day care centers should be allowed as a conditional use in the Downtown Specific Plan.
 - e. Commission held a study session on the General Plan. Topics included (1) Residential phasing policy; (2) Urban limit lines should there be an ultimate line? and (3) Industrial development should there be phasing? Basic consensus of the Commission was the following:
 - *There does need to be criteria to guide orderly development but not phasing of specific land areas.
 - *An ultimate Urban Limit Line is important for agricultural preservation.
 - *There should not be industrial phasing.

No Council action was necessary.

PUBLIC COMMENT:

Wendy Ernst, Woodland resident, said she represented the Woodland Prairie School P.T.A. Board and other P.T.A. members and presented the Council with 106 signatures from parents of Prairie School students showing their concern and the need for additional traffic controls near the School.

Jim Dyer, representing Local Teamsters 150, spoke briefly with the Council on current negotiations they are having with Waste Management of Woodland. He said they are currently negotiating the Waste Management contract for garbage collection in Woodland, and their members have been employed by Waste Management for about 25

to 30 years. He said wages are really substandard in Northern California, and they are trying to upgrade their wages. Now the State is mandating for one classification, the recycling driver, that 25 percent of all garbage will have to be recycled, and this was scheduled to start on January 1st. This deadline was postponed to June. This will increase to 50 percent by the year 2000, and that will change the structure of their bargaining unit somewhat. He said he hoped to increase the wages of those people to bring them up to standard. He said Waste Management offered to pay the City \$20,000 per month (beginning January 1995) in order to get a five and one-half year extension on their contract. He said this comes at a time when the employees are trying to negotiate their contract for better wages. He invited Mayor Sandy to act as a facilitator in the negotiations with the teamsters and Waste Management. He said he would work with the City Manager to work out the Mayor's schedule if that would be possible.

Mayor Sandy thanked Dudley Holman and Bill Hicks for serving as volunteer camera operators for the meeting.

HEARING - SOUTHEAST AREA SPECIFIC PLAN SUPPLEMENTAL FEE:

Mayor Sandy said the public hearing scheduled for this meeting is for the purpose of considering revisions to the Southeast Area Specific Plan Supplemental Fee schedule for infrastructure improvements.

Finance Director Margaret Vicars said the issue of the fees for infrastructure improvements in the Southeast Area was first brought to the Council in October of 1993 when a new fee was implemented for that area, and part of that resolution approving the fee was provision for an annual review at the first of the fiscal year. That annual review has been done and there has been a meeting with Economic Planning Systems (EPS) and the various developers involved in the process since mid to late September, and staff is now proposing the revised fees. She said at the October 4, 1994 meeting the Council received the first report on the subject from EPS, and at that time they approximated a fee increase of 16 percent. Since then, they have refined the figures for construction costs, looked at the dollar amount of bond proceeds available for construction, and the park costs have been removed from the calculation which are now a part of the major projects fee. Also the cost increases for the construction of various infrastructure facilities were further refined. At the October 1993 meeting Council discussed increases in the overall project, and those numbers have been further refined. All of these actions have resulted in a two-phase change in the fee. First, the basic construction increases were redistributed along with the original construction costs on the basis that was used in October of 1993 to come up with a new benefit analysis for all of the projects involved. This resulted in the costs for the residential units going down for the most part, and the bulk of the increase with the redistribution was added to the institutional and retail projects because of the additional benefit to them. The second portion of the increase was the 4 percent increase for inflation in January of this year. Even with that increase many of the residential units came in below the October 1993 fee that was set. With respect to cash flow, she said the infrastructure is going in substantially before the fees will be collected on building permits, and at that time the estimate was a \$1 million cash flow problem for about a ten month period. With the new revised figures there is now about a \$700,000 cash flow problem, and staff will report back to Council in December to talk about issuing bond anticipation notes to meet the cash flow shortfall. She said it is anticipated that the debt on that note will be paid from the infrastructure fees as they come through.

Michele Milam from EPS said these figures will be reviewed annually and adjusted annually. She said actually the base fees reestablished each year provide the same amount of revenue as was projected last year. The 10 percent and higher increases result from the redistribution of the cost over the land uses. Overall the fees are providing the same amount of revenue, but each land use is providing a different share based on actual cost of facilities. The actual increase is 4 percent overall compared to what was anticipated last year.

Mayor Sandy opened the public hearing.

Malcolm Leiser, developer in the Southeast Area, said there were a number of meetings between developers and the Finance Director and representatives of EPS, and they reviewed why these costs were so much higher. He said one item which increased costs was the acquisition of a right-of-way and a loan which will eventually be repaid. He said he is very concerned about the fees and that commercial property is shouldering a significant portion of the costs.

Gary Parker, representing Winncrest Homes, said he was speaking on behalf of John Talman of Morrison Homes as well as Winncrest Homes. He said they concur with the fee increase proposed. He said they opened one of their models last weekend, and there is a lot of interest in buying in the Southeast Area.

The City Manager reminded Council that once the Mello-Roos district was established, a partnership was established between the City and the Southeast Area developers on the development of the area. He said staff tries to keep very close contact with the developers advising them of the issues the City sees just as the developers advise the City of issues they see.

There being no further comments Mayor Sandy closed the public hearing. Resolution No. 3851:

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council adopted Resolution No. 3851 revising the Southeast Area Specific Plan Supplemental Fee for infrastructure improvements within the Southeast Area Specific Plan.

REPORTS OF CITY MANAGER:

1994 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE:

Council Members Borchard and Flory reported to the Council on sessions they attended at the League of California Cities Annual Conference in Long Beach on October 23-25, 1994. Council Member Flory noted that in years past there have been approximately 4,000 attendees at the conference, and there were only

2,400 at the 1994 Conference.

GENERAL PLAN UPDATE:

The City Manager summarized a status report on the General Plan Update project in the absence of Community Development Director Janet Ruggiero. He said the update is continuing at a very rapid pace, and staff is currently working on a series of background papers on each of the chapters of the Plan and is involved in the process of interviewing the economic consultants and making a recommendation to Council for its December 6 meeting. He said staff is also preparing the scope of work for the traffic, sewer, water and storm drainage studies needed for the General Plan update which would then culminate into the update of these Master Plans. The Planning Commission meetings in November and December dealt with a number of policy issues including: sequencing of residential development, tools to be utilized in implementing the ultimate urban limit line, industrial phasing, park standards and criteria for location of park and recreation facilities, densities, neighborhood preservation, design criteria for development of new neighborhoods, location of new arterials/expressways, air quality policies, water policy, and economic development policies. November 3 Planning Commission meeting staff was directed to proceed with the development of the ultimate urban limit line, to not include industrial phasing within the plan and to develop growth management measures on a 20 year time frame which were not land area specific. At the November 17 meeting the Commission will be discussing tools to implement the ultimate urban limit line. On November 29 the Council and the Planning Commission will hold a joint session on air quality issues. The Council received an update on the schedule for the updated Plan. After policy decisions are made staff will prepare the draft plan in January for Council's review.

Council discussed the town hall meeting to be scheduled in January on the General Plan update.

The City Manager said staff will report to Council at the first meeting in January on the town hall meeting date.

TREE AND SIDEWALK MAINTENANCE POLICIES:

Management Analyst Sherri Martin briefly reviewed the new tree and sidewalk maintenance policies. She said in the older sections of the City trees have been planted on public rights-of-way in parkway strips, the area between the back of the sidewalk and the curb. In the newer sections of the City trees have been planted on private property in a tree planting easement which was dedicated for tree planting purposes as part of the subdivision map process. She said the new tree maintenance policy proposes returning the general care of the trees planted on private property back to the property owner and maintaining at a reduced level the trees that are planted in the public right-of-way. Prior to the budget cuts the tree program was staffed with seven full time employees. After the budget cuts the staff has been reduced to a senior trimmer, a trimmer and a

1,000 hour worker for a total of 2 1/2 employees. Because of that reduction the changes are proposed in the tree maintenance program. The Public Works Department plans to do street and sidewalk clearance throughout the City, and that is essentially just trimming the trees on the street side off the sidewalk and out of the traveled way. Safety pruning, which will be done for trees in the parkway strips, is a modified version of a full pruning, not for aesthetics or the health of the tree. There will be minimal care of juvenile trees which the City plants since only two trimmers are available. She said staff offered for Council consideration two other options to increase the level of service. The first is a contract to assist with the pruning of trees in the outlining areas for traffic clearance. Another option to consider is an additional trimmer and the equipment which accompanies that position. The advantage of the contract tree pruning is that the City's trimmers are freed up to concentrate on "public trees." The advantage of the trimmer position is the flexibility to allow the Tree Division to constantly have a trimmer available and increase the level of City service. Either option would allow the City to perform full maintenance on public owned trees, increase the City's level of juvenile tree maintenance and add some level of public education and outreach.

Council Member Flory pointed out that with either option the City will not be trimming trees on private property.

Ms. Martin said in regard to concern expressed at the last Council meeting regarding conflict of interest the City Attorney submitted a letter indicating there is no conflict of interest issue regarding this tree maintenance policy change. With regard to the sidewalk she said the new maintenance policy will be patterned after the City of Sacramento, and the maintenance responsibility would go back to the property owners.

Vice Mayor Rominger inquired about abatement costs and the standardization for the various abatement forms throughout the City.

Ms. Martin said the process for weed abatement is different from the nuisance abatement process. The weed abatement process is set forth in the State Government Code, and the nuisance abatement process is based on the City's own ordinance.

Public Works Director Gary Wegener said the historical sidewalk provisions being proposed will be separate regulations, and another ordinance would be necessary to put those regulations into place. He said staff estimated an additional 10 to 15 percent increase in the cost for the color pigment which is added and the scoring for historical sidewalks.

Mayor Sandy inquired about the Dutch elm disease program.

The Public Works Director said the issue regarding diseased trees is not really addressed in this tree maintenance program.

Ms. Martin said the elm leaf beetle disease which Mayor Sandy was probably referring to is no longer a part of the City's tree maintenance program. The problem is a very labor intensive program, and she said it takes three employees over a period of several weeks. She said the medical testing of the employees and the materials cost are expensive. She said the program has been marginally effective, and she said long term there is really not a solution in site for control or elimination of the disease. She said the City has taken care of 112 elm trees in the City, and the majority of them are in the parking strip. She said the elm leaf beetle issue is more of a problem for people than the tree. Most of the elm trees suffer from topping, fungus, rot, etc. She said the elm leaf beetle is more of a nuisance and will not kill the tree.

The Public Works Director noted that the proposed tree maintenance program does not provide funding for tree removals, and the City is likely to get involved in tree removals with the Modesto ash trees. A good number of the Modesto ash trees are on private property.

On motion of Council Member Rominger, seconded by Council Member Slaven, and carried by unanimous vote, the City Council authorized staff to immediately proceed with the tree maintenance program changes as presented without options of additional funding.

Mayor Sandy said the problem is that this is a tough program to walk away from. He said as people realize that they are going to incur the costs of maintaining large trees they are concerned about that. He said he felt the Council is a little premature with this action, but he felt the City should see how this reduced level of service works for a while. He said he is confident that given the state of City finances the City is going to have to return to some type of tree program that includes things like pest prevention, etc.

The Public Works Director said one of the major expense items will be the tree pruning which will have to be done on a cyclical basis on the trees which are on private property. He said what the Public Works Department is proposing with existing staff will allow the City to stay out of the abatement mode, but there will still be the expenses incurred by the homeowners for pruning. He said basically what the City is proposing to do for the City trees with respect to safety pruning does not get into the health aspects of the trees.

With respect to the historical sidewalk proposal the City Manager said the Historical Preservation Commission recommended that when properties owners within a historic area are required to replace the sidewalk, they will be required to replace the sidewalk to "historic sidewalk standards." He said the Commission is asking if the Council is interested in proceeding in that direction.

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized staff to proceed with the proposed sidewalk maintenance program changes as presented and directed the Historic Preservation Commission to return to Council with an analysis

and a recommendation as to how to deal with historic sidewalks in an historic district as defined.

The City Manager said staff will return to the Council on the issue of educating the public on the changes to the tree maintenance and sidewalk maintenance policies.

RESOLUTION NO. 3852 - GIBSON RANCH LIGHTING/LANDSCAPE DISTRICT:

Management Analyst Lynn Gatie had previously presented Council with copies of the engineer's report for the Gibson Ranch Parks and Landscaping Maintenance District. She said the issue before the Council at this time involves funding. She said since the City-wide landscaping and lighting district did not move forward this summer, and the subdivision agreements and maps were ready to proceed during the summer the conditions of approval of the maps in the Gibson Ranch Area (Southeast Area) contained a commitment on the part of the developers to form a landscaping and lighting district for that area. The process was started several months ago and staff has been working with Vail Engineering. She said models are ready in the Gibson Ranch Area and the developers are eager to move ahead with construction. She said it is important proceed with the district so that the home buyers know what the first years assessment would or could look She said a proposed resolution of intention sets a maximum that can be assessed for fiscal year 1995-96 which actually goes on the tax roll in August of 1995. Also, within the engineer's report is the annual maximum assessment cap formula for future assessment years. This provision sets a formula in place that allows an increase in assessment annually with the Council's public hearing and adoption of an engineer's report but without the public protest hearing and formal mailing of notices as long as the assessment cap formula is not exceeded. To create the formula, she said costs were predicted at build out based on all of the amenities that are included in the district. An inflation factor was included. The first year annual assessments for 1995-96 are estimated at \$110.50 per single family residential lot. The maximum assessment cap formula sets that residential lot in today's dollars at about \$175 (the year 2005). Items included in the costs are landscape maintenance on soundwalls, medians, and along the freeway; parkway tree maintenance; soundwall graffiti removal as necessary; street light operation and maintenance; and ball field maintenance and park maintenance. In the first year costs the first ball field was factored in, the new tree care for the subdivisions currently being constructed, and soundwalls. There is a big increase in build out costs based on a second park coming on line. With the adoption of the resolution of intention tonight, she said, staff will mail out notices to all of the current property owners. She said this is a challenge because the best information they have is the County Assessor records, and there are many changes occurring in ownership. A public meeting is scheduled for the December 6 Council meeting and a public hearing for the January 3, 1995 Council meeting.

The City Manager said these assessments have been worked out with the developers in the Southeast Area.

Responding to questions from Council Member Borchard, Ms. Gatie said when the district is formed the Council is required by law to hold a public meeting and a public hearing, and there are certain notice requirements and timeframes to follow with those hearings. To maintain the district, annually thereafter the Council has to set a public hearing at one meeting and hold the public hearing at the next meeting to adopt an engineers report. If the amount of the assessment stays the same or goes down or is not greater than some formula set when the district is first formed, the City does not need to send by registered mail notice to each property owner of the assessment amount and the public hearing. If the amount of the assessment for any given year after the first year is above the previous year or is greater than the formula set when the district was first formed, then the notices are to be mailed out. Regardless, she said there will be a public hearing each year, and Council will have an opportunity to look at the costs included, the amounts and hold a public hearing to reassess. If the City finds that in three to four years that build out is occurring far differently than has been projected, the City can look at the assessments and modify them as needed. She said staff is doing its best to predict where we will be in the year 2005 and where the maintenance costs will be.

Vice Mayor Rominger said she supported a cap and notice by registered mail knowing that the costs will increase, but she said once the District is built out the property owners want to know when their fees will be increased and want to be able to respond to that. She said she would not be in favor of allowing the City to increase assessments for any time after build out using any type of formula.

Ms. Gatie said if that is Council's wish that provision could be included in the Engineer's Report to make it very clear the formula was in place until a specified year.

The Public Works Director said the Council has the option at any time if the Council adopts the Engineer's Report as proposed to change that and remove that.

The City Manager said what happens at the end of ten years under the Vice Mayor's suggestion is that any increase in that fee would require that the City send notice to each property owner of what that proposal is. Build out is estimated to occur in 2005.

Vice Mayor Rominger asked the Council to consider eliminating the cap because when the additional dollars are built in, it is so easy to spend them. She wanted to put in place a mechanism to make it more difficult to spend the dollars and make the City more accountable to the people. This would guarantee that the people would get adequate notification about what is happening. She was adverse to giving the City permission to increase up to 4 percent of whatever the index is after build out and after expenses are realized.

Ms. Gatie pointed out that the people in Gibson Ranch are buying their homes fully understanding that they are in a Mello-Roos district and that they are

part of a landscape and lighting district. They will have been paying the assessment on their property tax bill for ten years.

The Vice Mayor said people purchase property without totally understanding what they are buying.

The Public Works Director said the public meeting is scheduled for December 6 and if the Council wants to further consider removing the cap after the ten year period, the Council can vote after the hearing on January 3.

Mayor Sandy asked if the Council would be willing to move forward at this time with the resolution of intent, and if there is interest in changes either on December 6 or January 3, they can be made at that time.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3852, approving the Engineer's Report for the Gibson Ranch Parks and Landscaping Maintenance District, declaring the Council's intent to order the formation of the Gibson Ranch Parks and Landscaping Maintenance District and to levy and collect assessments therein, setting December 6, 1994 for a public meeting and setting a January 3, 1995 public hearing on the question for the formation of the assessment district and the levy of the proposed assessments.

Council took a recess from 8:50 p.m. until 8:58 p.m.

JOINT WATER/LAND-USE STUDY WITH CONAWAY:

The City Manager said staff has been pursuing, at Council direction, ways to supplement its water supply. Staff has been dealing with both adequate quality and quantity of water for Woodland's future needs. At the same time the Council has asked staff to pursue what kind of options might be available to deal with the 900 acres the City owns to the east of the City's sewer treatment plant which is currently being leased out to Contadina for industrial wastewater treatment. He said as Council is aware representatives of Conaway have met with staff over the past couple of months to discuss these issues. Conaway controls the property that completely surrounds the 900 acres that the City owns and they also have underground and surface water rights out of the Sacramento River. He said they have been exploring a concept as to how they might be able to explore those issues and determine if there might be some kind of mutual benefit for a publicprivate partnership. He asked for Council approval of that concept and for Council comments or suggestions. He said the issues are clear that the City has needs to look at the water issues and to consider how the City will be utilizing the 900 acres, and at the same time Conaway has issues they would like to see with regard to their 2,100 acres that surrounds the City's property. He suggested the framework for a joint study. The primary direction for the study would be conducted by a policy committee consisting of two Council Members, two Planning Commissioners appointed by the Council, and two representatives of Conaway. The actual work would be conducted by consultants that would be working under the direction of

the City; the consultant would be the firm already hired by the City, Larry Mintier and Associates. The technical work would be overseen by a committee consisting of staff and representatives of Conaway. The technical data would be presented to the policy committee and determined whether or not there are some ideas for Conaway has indicated a willingness to pay for the costs mutual benefit. associated with retaining a consultant for the technical work necessary for the Staff has emphasized that the primary focus of Larry Mintier and Associate's work and staff's work will be the update of the General Plan, and that this project would be secondary to that. Conaway has conveyed its interest in seeking whatever possible land use opportunities both Conaway and the City find mutually beneficial to be included in the General Plan at some stage. indicated that it could occur at the time the General Plan is updated next summer, but it is also equally possible it may take some period of time after the Council takes action to deal with that. The other key provision to this proposal is that if at any time during the process, either party determines that further progress on the work itself would not be advantageous to that party either can back away with no further obligation. He said it may be determined after some study that benefits are just too hard to reach. He said the City will need to retain and pay for additional legal services if the City chooses to proceed with the proposal because the City Attorney's firm of Kronick, Moskovitz, Tiedemann and Girard has a previous commitment to work with Reclamation No. 2035 which is Conaway's property. That would be a conflict.

Assistant City Attorney Ann Siprelle declared a conflict of interest because her firm also represents Conaway Ranch and left the meeting at 9:05 p.m.

Council Member Slaven said he agreed with the concept as outlined and he was aware the Council has given direction to proceed, but his concern was timing. He said he has a high priority for the General Plan process. He noted that the date for completion of the update is now September, 1995. He noted that there is a lot of work to be done and he hoped the work could be completed before September, but that is the new target date. He felt going ahead at this time with the Conaway water/land use study may be counter productive to the General Plan process in regard to staff time, Planning Commissioners' time and City Council's time.

Vice Mayor Rominger said she like the idea and said this proposal dove tails perfectly with the work being done by the Water Resources Association of Yolo County in looking at the water resources in our County and trying to gather data and other hydrological information so that we can better manage the resource we all share. She felt the details regarding staff time could be worked out, and she agreed the General Plan is the first priority but there could be some flexibility and some sharing of responsibilities to make sure those kinds of issues are resolved and the process continues.

The City Manager said staff is a little wary of what commitments this project would have on staff given the other projects that are important to Council. He said staff has envisioned a process that tries to minimize the amount of staff time that is involved, and that is why consultants are being retained. He said staff still has to answer questions of the consultant to make this project work. He said what staff is telling Council is that whenever there is a conflict between staff time necessary for this project and staff time necessary for the General Plan the General Plan update will win. He said staff will keep the Council informed, but he said he did not have a clear idea of the time frame for this particular project. He said the point is that if the consultant is retained, the collection of technical data necessary about how the land use will work and how the water issues could work really could go on at the same time as the General Plan update. He said he will definitely let the Council know if the water/land use study is going too fast he will come back to the Council with a schedule which is a little more reasonable.

Council Member Flory said he did not feel staff can do the study. He said this would be a heavy commitment on staff time, and he said if staff is indicating it can handle this study and still work on the General Plan update, he felt the General Plan could be completed sooner. He said he would vote against the proposal as it is presented.

Mayor Sandy said staff has stated that it shares Council's concerns regarding the timing of the issue and clearly the General Plan is the priority. He said this project would be worked on as time is available. He said it is important to recognize that the General Plan process involves looking at City-owned land and also the State Route 113 connector. He said from a practical basis the timing for this study is right, especially since the General Plan consultant can address some of these issues in concert with the other work. He said everyone's concern is water, and this study allows us to open up those discussions. He said he hoped Council could give conceptual approval of the study at this time, and then staff will report back to Council with a clearer idea of how much staff time the project will take.

Council Member Flory said he wanted to meet with the City Manager to share some of his concerns and maybe tighten up the framework a little.

On motion of Council Member Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council conceptually approved the proposed joint study with Conaway Properties regarding water and land-use issues as presented.

At 9:30 p.m. Assistant City Attorney Ann Siprelle returned to the Council meeting.

SACRAMENTO AREA COMMERCE AND TRADE ORGANIZATION ACTIVITIES:

In regard to the Economic Development Committee Vice Mayor Rominger noted that the minutes of the November 3, 1994 meeting of the Committee indicated its intent to look at redevelopment in the downtown area rather than on a City-wide basis.

Roger Kohlmeier, Committee Member, said the intent was to identify areas

and take advantage of the Credit Reinvestment Act. These projects would primarily be in the Redevelopment District.

Vice Mayor Rominger said the Council in the past has received criticism for focusing on the downtown and not pursuing City-wide economic development. She said the Act might lend it self to the empty strip malls. She said she favored the idea of pooling the funds and administering them on an organized basis.

Council Member Flory updated the Council on what has been happening with Sacramento Area Commerce and Trade Organization (SACTO). As the City's representative on SACTO, he said, he attended several Board meetings and a retreat. He said he has found that the more active the City is the more results the City will receive from SACTO. He said much of SACTO activities are driven by big business that is already in place in the larger counties and cities. In April SACTO representatives will be going on a five day trip from Sacramento to Arizona, Texas, South Carolina, Indianapolis, and St. Louis. He said they have meetings set up with different organizations that are successful in bringing business in, but none of those trips included anything that related to Woodland or Yolo County efforts. He convinced the Board to visit one City that is comparable to Woodland. recommended that a member of the Economic Development Committee attend a SACTO Board meeting to report back to the Committee. He noted that SACTO is very much aware of what is occurring in Woodland. He said that many communities lose industries because they do not have the infrastructure in place. If the City is interested in a particular type of industry, the City needs to first get those needed facilities constructed.

RESOLUTION NO. 3853 - ABANDONMENT OF RIGHTS-OF-WAY:

Public Works Department staff proposed the abandonment of a portion of street right-of-way on the east side of Old County Road 101, north of Gum Avenue. The right-of-way for the eastern half of County Road 101 was acquired by Yolo County prior to annexation of this section of Road 101 to the City. With the development of the Southeast Area Road 101 will no longer serve as an arterial, and the existing right-of-way is in excess of actual needs.

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3853, a resolution of intent to consider abandonment of right-of-way along County Road 101 and setting a December 6, 1994 hearing on the abandonment.

FUTURE MEETING AGENDA ITEMS:

Vice Mayor Rominger recommended that no Council meeting be held on December 20, 1994. The City Manager said the staff has indicated there are not a lot of items for the second meeting in December, and he will report back to Council on December 6 about cancelling that meeting.

Mayor Sandy said given the City's concerns about the roads and the financing he

suggested the formation of a blue ribbon committee for a duration of 60-days or so maximum comprised of City engineers, and private sector people in town who know something about building and maintaining roads. He said these committee members would be specific subject matter experts like local engineers who could sit down with Public Works Department representatives and go over the road overlay needs, the future maintenance needs, financing, etc., and send a report back to Council based on their findings.

ADJOURNMENT:

| At 9:45 p.m. the Council meeting was adjourned to November 22, 1994, 7:00 p.m |
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| City Clerk of the City of Woodland |