Council Chambers 300 First Street Woodland, California

October 4, 1994

The Woodland City Council met in regular session at 7:00 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Vice Mayor Rominger opened the meeting and invited everyone present to join her in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Borchard, Flory, Rominger, Slaven

COUNCIL MEMBERS ABSENT: Sandy

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

O'Toole, Moutinho, Medina

MINUTES:

The City Clerk noted corrections to the July 5, 1994 Council minutes. On page 6 of the minutes under the hearing for property tax liens for Woodland Disposal there was a correction to indicate the closing of the public hearing. On page 13 under future meeting agenda items discussion of the Volkl property should state there was a concern about the type of "filler" material and not "filter" material.

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote (Council Member Flory abstained), the City Council approved the minutes for the regular meeting of July 5, 1994, as prepared.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved the minutes for the adjourned Council meeting of September 27, 1994, as prepared.

COMMUNICATIONS:

1. From Lamson and Sessions a claim against the City was filed regarding the disposal of road waste material on their property at 1776 Beamer Street in Woodland. The City's insurance representative recommended that Council reject the claim and refer the claim to them.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council rejected the claim against the City filed by

Lamson and Sessions and referred the claim to the City insurance representative.

2. From Jerome Dennis Blakes a claim against the City was filed in regard to a request for assistance from a Police officer on July 23, 1994. The City's insurance representative recommended that Council reject the claim and refer it to them.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council rejected the claim against the City filed by Jerome Dennis Blakes and referred the claim to the City's insurance representative.

3. From Jacoby and Myers Law Offices a claim against the City was filed on behalf of Teresa C. Gonzales regarding a vehicle accident which occurred on May 30, 1994 at East Kentucky Avenue, west of Road 101.

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

4. From Bruce Dumars a letter was received regarding concerns that redevelopment funding has been concentrated on the downtown core area with no funding east of East Street. Mr. Dumars also expressed concerns about the appointments to the Redevelopment Citizens' Advisory Committee and lack of representation from East Street and Armfield area properties.

Bruce Dumars said he owns property at 203 East Street, and he noted that some of the statements made in his letter to Council were incorrect. He said many people do not understand what is going on with redevelopment, and he felt there is a need for a map on display showing the redevelopment district and some dollar figures as to what funds have been allocated and where. He said redevelopment efforts have been good for the community in general, and he has no concerns about that. He said he just felt the funding allocations should be spread out and not concentrated in one area. He suggested that the Redevelopment Coordinator put out some type of semi-annual newsletter to keep property owners within the district informed as to what has transpired. He thanked the City Manager for his response letter which explained that some of the redevelopment funds had been allocated for study of the possible fairgrounds relocation.

Vice Mayor Rominger said she has a conflict of interest with respect to the Fairgrounds, and she cannot address that issue.

City Manager Kris Kristensen said while the Yolo County Fairgrounds is not located within the Redevelopment District, the property is adjacent to the District. The concern was that the project area could be put to better use to deal with some general problems in that neighborhood, and eventually could turn into some kind of redevelopment project. He said that is why the Redevelopment Agency Board felt it was appropriate to spend the funds necessary to study the situation.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of August 8 and August 22, 1994.

No Council action was necessary.

- 2. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo County Transit Authority Board meeting of August 24, 1994. No Council action was necessary.
- 3. From Parks, Recreation and Community Services Director Tim Barry a report was received summarizing action taken at the Child Care Commission meeting of September 7, 1994. No Council action was necessary.
- 4. From the Parks, Recreation and Community Services Director a report was received summarizing action taken at the Commission on Aging meeting of September 13, 1994. No Council action was necessary.
- 5. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Tree Commission meeting of September 19, 1994. No Council action was necessary.
- 6. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the Downtown Parking Committee meeting of September 21, 1994. No Council action was necessary.
- 7. From the Parks, Recreation and Community Services Director a report as received summarizing action taken at the Parks and Recreation Commission meeting of September 21, 1994. No Council action was necessary.
- 8. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of September 22, 1994, as follows:
 - a.Commission heard reports from Commissioners Seiberth and Friedlander on their 2 x 2 meeting with the Child Care Commission. Commissioner Schwartz reported on the Parking Committee meeting.
 - b.Commission approved a tentative map which divides a 28± acre parcel into three parcels, located at the northeast corner of County Road 101 and East Beamer Street. One of the new parcels is occupied by Johnston's Trading Post, and the other two parcels are vacant. A categorical exemption was also certified.
 - c.The Community Development Director reported back to the Planning Commission on the direction given to them by the City Council at their meeting of September 20, 1994, related to the General Plan Update.
 - 9. From Assistant City Manager Kristine O'Toole a report was received

transmitting the minutes of the Woodland Joint Unified School District/City 3 x 2 meeting of September 26, 1994. No Council action was necessary.

PUBLIC COMMENT:

Daniel Bash, resident on the southwest side of the City (near Woodland Memorial Hospital), said he was an IBM service representative. He said his principle customers are Woodland Memorial Hospital and the Woodland Clinic and also services the Blue Shield facility behind FISCO, the Payless Distribution Center, and smaller customers in Woodland. He said he is extremely concerned about the odors being emitted from the Biomass Plant. He said he can smell the burning from the Biomass from various locations throughout Woodland, including the Downtown area. He said he understood that when the plant was first built that they would be a good neighbor, and that they would have a clean burning operation and not emit any odors. He urged the Council to look into the matter and come up with some compromise to protect our environment.

Director of Public Works Gary Wegener advised that the Yolo-Solano Air Quality Management District responds to those types of complaints regularly and recommended that Mr. Bash contact them directly.

Mr. Bash said he filed three separate complaints with the Air Quality Management District Board and met with representatives, and they still have not resolved the problem.

Vice Mayor Rominger thanked Dudley Holman and Hugo Rodriquez for serving as camera operators for the meeting.

PRESENTATION - PROCLAMATION FOR RED RIBBON WEEK:

Police Chief Russ Smith described the activities planned for Red Ribbon Week designed to promote a drug-free environment.

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council proclaimed October 23-31, 1994, as "Red Ribbon Week."

Vice Mayor Rominger presented the proclamation to the Police Chief.

PRESENTATION - PROCLAMATION FOR CRIME PREVENTION MONTH:

Police Chief Russ Smith thanked his administrative services staff for their efforts in promoting "Crime Prevention Month."

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council proclaimed October 1994 as "Crime Prevention Month 1994."

Vice Mayor Rominger thanked also the Neighborhood Watch groups for their efforts. She then presented the proclamation to the Police Chief.

PRESENTATION - PROCLAMATION FOR DOMESTIC VIOLENCE AWARENESS MONTH:

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council proclaimed October as "Domestic Violence Awareness Month."

Vice Mayor Rominger presented the proclamation to Kerry Blume, Executive Director of the Sexual Assault and Domestic Violence Center, and the Police Chief.

HEARING - MULTIFAMILY RENTAL HOUSING FACILITY REVENUE BONDS:

Vice Mayor Rominger said this time was set for a public hearing to consider approval of issuance by the City of multifamily rental housing facility revenue bonds for assisting in refinancing of a multi-family rental housing facility.

The City Manager said in 1985 the Council issued approximately \$3.7 million in mortgage revenue bonds for the construction of the Heritage Oaks Apartments located at 186 Muir Street in Woodland. He said mortgage revenue bonds are a tool provided by the State to enable development of low income housing through low interest financing. He said the developers of the project are present to ask Council to consider refunding the issue to take advantage of some lower interest rates and lower their debt service for the project. This method of financing comes with the understanding that some of the units will be set aside for low income individuals. The costs of the program including the bond debt service are paid by the developers and/or the property owners. He said the City's interest in participating as a bond issuer is a desire to see that low income housing obligations are met. The process of refunding is the same the City has used over the years, basically similar to the refinancing of homes for lower interest rate obligations. He said the sale of the new bonds requires a public hearing which has been advertised. Present at the meeting were Tom Downey of Jones, Hall, Hill & White who serve as bond counsel for the City as well as representatives of the owner for the project and the underwriter for the project.

Vice Mayor Rominger opened the public hearing, and there being no comments she closed the public hearing.

Resolution No. 3844:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3844 entitled "A Resolution of the City Council of the City of Woodland Authorizing the Issuance, Sale and Delivery of City of Woodland Multifamily Housing Revenue

Refunding Bonds (Heritage Oaks Apartments) 1994 Series B, Authorizing the Execution and Delivery of an Indenture of Trust, Finance Agreement, Amended and Restated Regulatory Agreement, and Authorizing the Execution and Delivery of and Approving Other Related Documents and Approving the Other Related Actions in Connection Therewith."

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Vice Mayor Rominger asked that the agenda item regarding the bid call for property and evidence bar code equipment be removed from the Consent Calendar.

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

LANDSCAPE MAINTENANCE SERVICE CONTRACT:

The City Council awarded the bid for contracted landscape maintenance service at the numerous soundwalls and median islands throughout Woodland to the lowest bidder, Walsuen Enterprises, Inc. in the amount of \$29,520.

FINAL MAP FOR WOODLAND WEST SUBDIVISION:

The City Council approved the Final Map and Subdivision Improvement Agreement for Subdivision No. 3714, also known as Woodland West. Subdivision No. 3714 is a 32 unit (6.11 acre) subdivision located north of West Kentucky Avenue and east of North Ashley Avenue.

PROCLAMATION - RIDE SHARE WEEK:

The City Council proclaimed October 3 - 7, 1994, as "California Ride Share Week" in Woodland.

YOLO COUNTY TRANSIT AUTHORITY BOARD REPRESENTATIVES:

The City Council appointed Public Works Director Gary Wegener as the alternate representative for the City of Woodland to the Yolo County Transit Authority Board of Directors.

TRENCH AND SHORING EQUIPMENT:

The City Council awarded the bid to purchase trench shoring and shielding equipment for the Utilities Division of the Public Works Department to Pacific Trench Safety Company, Inc., from Fulton, California, in the amount of \$28,324.95.

REGULAR CALENDAR:

PROPERTY AND EVIDENCE BAR CODE EQUIPMENT:

Vice Mayor Rominger inquired about the purchase of the property and evidence bar code equipment. She said the staff report indicated that the estimated cost of the equipment is \$13,000 to be paid from asset seizure and forfeiture monies. She asked if there was adequate money in that account to afford that purchase.

Police Chief Russ Smith said the last time he checked that account there was about \$78,000.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized the call of bids for a property and evidence tracking system.

RIGHT-OF-WAY ACQUISITION FOR GIBSON RANCH COMMUNITY FACILITIES DISTRICT NO. 1:

Director of Public Works Gary Wegener said the proposed right-of-way acquisitions for Community Facilities District No. 1 involves several properties for improvements to the District. The Council received a report listing the square footages of the eight properties, the associated costs and the property owners' names. The total appraised value is \$553,400, and the total footage is 143,578 square feet. He said the Council in March authorized a contract with Professional Right-of-Way Services of Sacramento for the right-of-way acquisitions. There was some delay in finalizing the exact dimension of the properties to be acquired. He said all of the properties will be acquired at the appraised price obtained through the right-of-way services. One of the properties owned by Mr. and Mrs. Reid was to be dedicated as part of the final map processing; however, the property has not yet been sold to the developer because the developer has not solidified development plans. He said a reimbursement agreement has been worked out with the Reids this week, and the proposed purchase instructions for that property require execution of the reimbursement agreement satisfactory to the City prior to closure of sale. The terms of the agreement require that the price plus interest be reimbursed to the City at time of development. He said that should occur at the final map stage, and building permits will be held for the various parcels subdivided. That transaction will reduce the total right-of-way costs by \$268,700. When the Coombs property, which will be acquired at \$80,000, is developed the City will be reimbursed for that as well.

The City Manager reported on the overall cash flow situation and overall financing for the Southeast Area. He said last month the Council approved a contract with Economic and Planning Systems to review the cash flows and match construction work against existing estimates to see what adjustments to the cash flows are necessary.

Michele Milam from Economic and Planning Systems (EPS) briefed Council on the status of the Southeast Area construction funding program. Members received a report prepared by EPS explaining the comparison of original estimates to actual costs and comparison of Phase 1 actual costs to the total Phase 1 funding. The report also showed the infrastructure improvement cash flow. She said the costs for Phase 1 have increased by \$3.2 million over the costs anticipated by MacKay and Somps Version 11 Capital Improvement Program. explained the reasons for the cost difference. After updating the funding sources, she said EPS found that current revenue sources are sufficient to fund the Phase 1 improvements by the end of Phase 1. The increase in Phase 1 costs does impact the Area's ability to fund Phase 2 and Phase 3 improvements. The \$1.8 million that is increased for the District bonds and fees will be paid by the developers in infrastructure fees and the proceeds funded with the Mello-Roos District. Of the \$1.8 million increase the net increase to the project area is about \$1 million, and this occurs because there are additional revenues, including increased bond proceeds, reimbursement anticipated from utility districts and anticipated reimbursement from the Reid property when that develops. The net increase to the project is about \$1 million. This additional cost can be funded by increasing the 1995 infrastructure fees paid at building permit by approximately 16 percent.

The Public Works Director noted that the Park Development Fees are paying for the park in total, and the park is not part of the infrastructure fee that is being paid for development of the Southeast Area. Responding to a question from Council Member Borchard, he said the infrastructure fee is about \$4,000 per lot and the 16 percent increase proposed would add another \$300 to \$400 on the average to the lots.

Ms. Milam said, assuming the infrastructure fee has increased by 16 percent in 1995 and thereafter with 4 percent adjustments, in 1994 there is a deficit of about \$1 million due to the increased cost of Phase 1. With the increases, she said, the shortfall would be eliminated in ten months (by fall of 1995). She said future phases will be funded by the developer and reimbursed from fees.

Council Members expressed concerns about the increased costs over original estimates, particularly the right-of-way acquisitions and the park costs.

Responding to a question from Vice Mayor Rominger, Ms. Milam said that the City Manager will be meeting with the Southeast Area developers to determine how they will share in funding the shortfall. The City Manager said with anticipated growth and the increase in the fee structure the shortfall will be fully funded by the end of 1995. He said the problem is that the revenues do not come in quite as quickly as the expenses. He said staff will be talking with developers to see if the City can advance some of those revenues by prepayment of the fees. He said he was certain there will be some internal borrowing as well from the City's development fees.

Ms. Milam said the 16 percent increase has not been finalized but at this point it is the best estimate. She said they will be looking at the additional cost of Phase 2 and Phase 3 and the additional funding sources.

The City Manager said the issues are resolvable and it is good to get the data and get the problem defined. He said staff wanted to show the Council the cash flow information to give Council a better understanding of where the right-of-way acquisition is in the overall picture of all of the different costs and revenues. He said the property tax shift away from cities in general not only affects the Southeast Area but also effects the City's ability to provide services in the rest of the community.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized the expenditure of \$554,000 from the Southeast Area Improvement Fund for right-of-way acquisition.

ADDITION OF BUILDING INSPECTOR POSITION:

Community Development Director Janet Ruggiero said when the 1994-95 Budget was approved funding was included for a Building Inspector I position in the Community Development Department beginning January 1, 1995. She said the Council requested that staff look at that position when building activity begins. She said there are building permits being submitted and issued in the Southeast Area, and the building application will be submitted soon for the Church of Latter Day Saints which is a large structure also to be built in the Southeast Area. To take into consideration the time it takes to recruit and hire someone, she asked Council approval at this time to begin the process.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized the recruitment and hiring for the position of Building Inspector I.

RESOLUTION NO. 3845 - CLEAN AIR COALITION MEMBERSHIP:

Ernie Medina, Equipment Services Manager, began explaining his request

that the City participate in the Clean Air Coalition. Council agreed to delay consideration until the arrival of Jill Egbert, a Clean Air representative of PG & E.

TOUR OF CACHE CREEK LEVEES:

The City Council set October 28, 1994 as a date to participate in a Chamber of Commerce Water Committee tour of the Cache Creek levees.

BOARD AND COMMISSION REAPPOINTMENTS:

The City Clerk gave Council a listing of certain board and commission members who are eligible for reappointment. She also briefed Council on recruitment efforts for filling various vacancies.

On motion of Council Member Borchard, seconded by Council Member Slaven and carried by unanimous vote, the City Council reappointed the following persons for four-year terms ending December 31, 1998 except for Library Board which shall be a three-year term ending December 31, 1997:

Child Care Commission: Carol Souza Cole

Kathleen Levings

Library Board: Bette Francis

Parks and Recreation

Commission: Blanca Garcia

Traffic Safety Commission: Leonard Alan Smith

RESOLUTION NO. 3845 - CLEAN AIR COALITION MEMBERSHIP:

Jill Egbert, Clean Air representative of Pacific Gas and Electric Company, said "Clean Cities" is a voluntary Federal program designed to accelerate and expand the use of alternative fuel vehicles in urban communities and to provide refueling and maintenance facilities for their operation. The goals of the program are to (1) increase the use of alternative fuel vehicles, such as the City of Woodland is using with its seven natural gas vehicles, (2) establish and expand the alternative vehicle infrastructure, (3) stimulate the domestic fuel industry, (4) decrease our dependency on foreign oil, and (5) increase public awareness. She said the first step of "Clean Cities" is to form a coalition of agencies who are interested in these efforts. She said over the last few months the Greater Sacramento Regional Clean Air Coalition is in the formation process. Seventeen agencies have signed the Memorandum of Understanding, including utility companies, air pollution control districts, the American Lung Association, McClellan Air Force Base, and Aerojet. Among those in the process of joining are Yolo

County, Caltans, Fleet Star Industries, Travis AFB, Feather River Air Quality Management District, Placer County, El Dorado County, Sierra-Nevada Air District, Nevada County, U.S. Department of General Services, and Solano County. The program strategy is to promote partnership, collaboration and coordinated planning among key local agencies. The benefits will be improvement in air quality, reduction in oil imports, and economic opportunity.

Ernie Medina, Equipment Services Manager for the City, said that the mandates will be coming down from the Federal government to local agencies as well as private businesses. He explained the efficiencies of alternative fuel.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3845, designating the City of Woodland as a participant in the Greater Sacramento Regional Clean Air Coalition.

LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE RESOLUTIONS:

The City Council reviewed 32 policy resolutions to be considered at the League of California Cities Annual Conference to be held in Long Beach, October 23 - 25, 1994. Council scheduled further discussion of the following resolutions at the October 18 Council agenda: (1) Resolution No. 11 relating to violence on television; (2) Resolution No. 18 relating to the Safe Drinking Water Act; and (3) Resolution No. 21 relating to environmental subdivisions.

FUTURE MEETING AGENDA ITEMS:

Council Member Flory requested a short report on how complaints are handled by the Yolo-Solano Air Quality Management Board.

Vice Mayor Rominger said she would like to begin discussion of a City-sponsored newsletter.

Council Member Borchard said the government access channel is also assisting efforts to inform citizens.

ADJOURNMENT:

At 9:13 p.m. the Council meeting was adjourned to October 13, 1994, 7:00 p.m.

City Clerk of the City of Woodland	