

Council Chambers  
300 First Street  
Woodland, California

September 20, 1994

The Woodland City Council convened a special session at 6:15 p.m. and immediately adjourned to closed session in the Second Floor Conference Room of City Hall for a conference with Labor Negotiator Bill Avery, pursuant to Government Code Section 54957.6, regarding the General Services Unit, Mid-Management Association, Woodland Professional Police Employees' Association, Police Mid-Management Unit, Woodland Professional Firefighters' Association, Fire Mid-Management Unit, Confidential Employees, and Management Employees. Council Members present at the meeting were: Sandy, Borchard, Flory, Rominger, Slaven; Council Members absent: none. Staff members present at the meeting were City Manager Kris Kristensen and Assistant City Manager Kristine O'Toole.

Council adjourned the closed session and the special session at 7:00 p.m.

The Woodland City Council met in regular session at 7:10 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Sandy opened the meeting and invited everyone present to join him in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Sandy, Borchard, Flory, Rominger, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Siprelle, Bryan, Vicars, McDuffee, Zeier,  
Hanson, O'Toole

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:15 p.m. until 7:00 p.m. for a conference with Labor Negotiator Bill Avery regarding the General Services Unit, Mid-Management Association, Woodland Professional Police Employees' Association, Police Mid-Management Unit, Woodland Professional Firefighters' Association, Fire Mid-Management Unit, Confidential Employees, and Management Employees, permitted under State Government Code Section 54957.6. He said no Council action was taken at the meeting.

MINUTES:

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the minutes for the adjourned Council meeting of May 24, 1994, and regular Council meeting of June 21, 1994, as prepared.

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote (Council Member Slaven and Mayor Sandy abstained), the City Council approved the minutes for the adjourned Council meeting of September 8, 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.

The Council was asked to postpone action on the claim against the City filed by Lamson and Sessions.

2. From Finance Director Margaret Vicars a memo was received advising of claims covering accounts payable and payroll paid for the month of August 1994. No Council action was necessary.

COMMITTEE REPORTS:

1. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historical Preservation Commission meeting of August 9, 1994. No Council action as necessary.

2. From City Manager Kris Kristensen a report was received transmitting the minutes of the Water Resources Association meeting of August 11, 1994. No Council action was necessary.

3. From the Community Development Director a report was received transmitting the minutes of the Downtown Parking Committee meeting of August 31, 1994. No Council action was necessary.

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

- a. Commission moved their regular meeting of September 15 to September 22, 1994.
- b. Commission approved a tentative map which divides a 38 acre parcel into four parcels, located south of Interstate 5, north of County Road 23, and west of County Road 102. This division allows the owner, Klein Farms, to sell the parcels to builders in the Southeast Area.
- c. Commission approved a conditional use permit (CUP) for United Cerebral Palsy at the northeast corner of California Street and Lincoln Avenue. The CUP allows for an adult day care facility, serving up to 55 participants. A categorical exemption was also certified.
- d. Commission recommended that staff forward the Planning Commission Annual Report to the City Council for their acceptance.
- e. Commission held a study session on the General Plan and requested direction from the City Council on their progress to date.

On motion of Council Member Borchard, seconded by Council Member Rominger and carried by unanimous vote, the City Council accepted the Annual Planning Commission Report.

5. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Traffic Safety Commission meeting of September 12, 1994. No Council action was necessary.

6. From the City Manager a report was received summarizing topics discussed at the Chamber/City 2 x 2 meeting of September 14, 1994. No Council action was necessary.

PUBLIC COMMENT:

The City Manager introduced the newly appointed Finance Director Margaret Vicars. He said Council Member Flory and Supervisor-elect Tom Stallard are sponsoring a reception on her behalf on September 21, 1994 at the Krellenworks, 4:30 p.m. to 6:00 p.m.

Mayor Sandy thanked Dudley Holman and Hugo Rodriguez for serving as camera operators for the meeting.

PRESENTATION - PROCLAMATION FOR BANNED BOOKS WEEK:

Library Services Director Marie Bryan reviewed a listing of books that have either been banned or challenged over the course of 1993-94.

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council proclaimed September 24 - October 1, 1994, as "Banned Books Week."

Mayor Sandy presented the proclamation to the Library Services Director.

PRESENTATION - PROCLAMATION FOR MENTAL ILLNESS AWARENESS WEEK:

David Lehn, Director of the Mental Health Association of Yolo County, discussed the treatment of mental illness.

On motion of Council Member Slaven, seconded by Council Member Rominger and carried by unanimous vote, the City Council proclaimed October 2-8, 1994 as "Mental Illness Awareness Week."

Mayor Sandy presented the proclamation to Mr. Lehn.

PRESENTATION - PROCLAMATION FOR FIRE SAFETY AWARENESS WEEK:

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council proclaimed October 9-15, 1994 as "Fire Safety Awareness Week."

Mayor Sandy presented the proclamation to Fire Division Chief David Ostebo.

HEARING - CENTRAL BUSINESS DISTRICT ZONING:

Mayor Sandy said this time was set for a public hearing to consider introducing Zoning Ordinance amendments needed to implement the Downtown Specific Plan and rezone all land within the Downtown Specific Plan Area into a new "Central Business District" Zone.

Associate Planner Colleen McDuffee reported that this hearing was continued from the last Council meeting (September 6, 1994) to respond to comments made by Barbara Bassett (owner of property at the northeast corner of First and North Streets) at that meeting and a letter from her. She said Ms. Bassett is concerned that when she received notice of the rezoning and looked into the requirements of the new Central Business District Zone she saw that the lot coverage for that zone is 60 percent. Her existing lot coverage exceeds that. Ms. McDuffee said in 1990 the City incorporated into the Zoning Ordinance lot coverage requirements for every zone in the City, and for the C-2 Zone, which is the zone Ms. Bassett's property is in, the lot coverage was 60 percent. That lot coverage requirement has been in effect since 1990, so the proposed Central Business District Zone change will not change that existing requirement. Under the Zoning Ordinance a lot exceeding 60 percent lot coverage would be considered a nonconforming

use. This means the property owner can continue to utilize their property in the same manner, but if a fire destroys more than 50 percent of the subject property's market value the property owner's choices would be limited. The property owner would not be able to rebuild the property to the exact same "blueprint" that the owner currently enjoys. In this case the Bassetts would then have the option of either decreasing the size of the existing building by about 300 to 400 square feet or apply for a variance from the Planning Commission to exceed the 60 percent lot coverage. The options only come into play if the building is destroyed, and the buildings can continue to be used as they exist now. Ms. McDuffee said the Council on September 6 asked staff to look at other areas in the C-2 zone to see if other properties exceed the 60 percent lot coverage. She said there are two areas, one to the north of the Downtown Specific Plan Area and one on Lincoln Avenue which exceed the 60 percent lot coverage. She said the Bassetts in their letter proposed that language be added to the new zone to state that properties within Area C fronting on First or Second Street and formerly zoned C-2 of the Downtown Specific Plan Area be allowed 100 percent lot coverage. She said there would be compatibility issues if this were permitted. Allowing the 100 percent lot coverage would affect about 10 properties. Of those 10 the only lot exceeding 60 percent lot coverage is the Bassett property.

Mayor Sandy opened the public hearing.

Barbara Bassett said they were not notified of any changes to their property until the proposed zone change to Central Business District. In 1992 their property was appraised after the former owner Helen Bartol passed away, and the appraiser did not know the property was a nonconforming parcel. She said this is an issue which could conceivably affect many properties City-wide. She asked that their property be grandfathered in, and she said they have no intentions of expanding their property to 100 percent lot coverage.

Council Member Flory asked when Ms. Bassett purchased the property.

Ms. Bassett said her mother-in-law purchased the property in 1990 prior to the 60 percent lot coverage limitation. She said the property was purchased as an investment.

Mayor Sandy closed the public hearing.

Community Development Director Janet Ruggiero said that when overall Zoning Ordinance changes occur, such as the amendments made in 1990, affecting the whole community, a notice is just published in the newspaper which meets the legal requirements under state law. To notify every single property owner or resident would be very expensive. When a change only affects a certain portion of the community, such as the downtown, she said those property owners are notified.

Assistant City Attorney Ann Siprelle said when the number of persons to be effected by a zoning ordinance exceeds a certain number a legal publication is sufficient.

If the ordinance change affects less than that number of people everyone within 300 feet must be notified.

Ordinance No. 1254:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1254, amending the Zoning Ordinance related to implementation of the Downtown Specific Plan.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Sandy temporarily adjourned the meeting of the Council at 7:49 p.m. in order to convene the meeting of the City of Woodland Redevelopment Agency Board of Directors. See Agency minutes attached to these Council minutes as Exhibit A. At 7:52 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

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

UPDATED POLICE SERGEANT JOB DESCRIPTION:

The City Council approved an updated job description for Police Sergeant.

FREEMAN PARK BASKETBALL COURT/YOLANO PLAYGROUND EQUIPMENT:

The City Council approved completion of the Freeman Park Basketball Court by Ramirez Construction; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to execute the notice of completion.

The City Council approved completion of the Yolano Park Playground Project by Miracle Recreation Equipment.

WOODLAND HIGH SCHOOL RESTRICTED PARKING PROGRAM:

The City Council received a report from Assistant City Manager Kristine O'Toole on the Woodland High School area residential parking permit program.

BEAMER STREET SEWAGE PONDS:

The City Council received a report on the sludge remediation plan at old sewer treatment plant site (East Beamer Street).

YOLO COUNTY PUBLIC AGENCY RISK MANAGEMENT INSURANCE AUTHORITY REPRESENTATIVES:

The City Council appointed Assistant City Manager Kristine O'Toole as primary representative and Finance Director Margaret Vicars as alternate representative to the Yolo County Public Agency Risk Management Insurance Authority Board of Directors.

RESOLUTION NOS. 3841, 3842 AND 3843 - VACATION OF RIGHTS-OF-WAY:

The City Council adopted Resolution No. 3841, a resolution of intention to vacate a portion of street right-of-way along the east side of County Road 101, north of East Gibson Road; adopted Resolution No. 3842, a resolution of intention to vacate a portion of street right-of-way involving eight parcels of land bordering on Woodland West Subdivision at West Kentucky Avenue and North Ashley Avenue; and adopted Resolution No. 3843, a resolution of intention to vacate an emergency vehicle access and a portion of a public utilities easement in Parcel B of the College Park Subdivision (Map No. 3773).

STREET IMPROVEMENT AGREEMENT WITH RAMOS OIL:

The City Council approved and authorized the City Manager to execute a Street Improvement Agreement with Ramos Oil, 597 East Street. Ramos Oil Company has received approval of a conditional use permit (CUP) from Yolo County to operate a cardlock gas/oil facility at 597 East Street. The project is located outside the City limits on the west side of East Street between Kentucky Avenue and Interstate 5. Conditions placed on this CUP by the County include a requirement to provide landscaping along their East Street frontage and agree not to protest any future annexation to the City of Woodland. The Urban Development Policy of the General Plan requires that any expansion of an existing use on property not within the City limits but within the Urban Limit Line is required to enter into such an agreement.

LETTER OF CONGRATULATIONS TO NEW UC DAVIS CHANCELLOR:

The City Council approved a letter congratulating Chancellor Larry N. Vanderhoef on his appointment as the University of California, Davis, Chancellor.

CITY CONFLICT OF INTEREST CODE:

The City Council, as the code reviewing body of the City of Woodland,

received a report advising that no revisions need to be made to the City's Conflict of Interest Code.

**Council took a recess from 7:55 p.m. until 8:02 p.m.**

REGULAR CALENDAR:

GENERAL PLAN UPDATE STATUS REPORT:

Council Member Borchard declared a conflict of interest with respect to the General Plan update report and left the meeting temporarily.

Community Development Director Janet Ruggiero said the Planning Commission met three times since the Council's last status report, and much of the focus has been on where new residential growth should occur. A great deal of discussion took place regarding growth east of County Road 102. With the last status report, she said, the Commission agreed that residential growth should not occur east of County Road 102, and a key factor was receipt of information on the City-owned property east of County Road 102. She pointed out the location of existing wastewater treatment plant facilities for the City and the adjacent City property relating the leasing of land to Contadina for their waste disposal during their canning season. Council received a report from the Public Works Department on restrictions placed on the City property when the City accepted Federal and State grant monies to purchase the site under the Clean Water Grant Program and the transferability of that existing use to another site. She said the Public Works Department has expressed concern about the location of residential development adjacent to the wastewater treatment facility. Council then agreed it did not want to pursue relocation of the facilities. Another point, she said is that the Commission discussed the fact that this land is all within the 100 year flood plain going east of the wastewater treatment plant. Commission also discussed the fact that although soils in this area are not good for agricultural production there are some significant shrink-swell issues relative to urban development, and another factor was the high water table in this area. Based on this discussion, the Commission expressed concerns about providing for residential growth to the east and felt the City should look elsewhere to accommodate future residential growth for the City. Because the Commission had previously decided not to have residential growth to the north and west, the Commission determined it would be appropriate to look at growth to the south. The Commission had strong reservations about growth to the south, in large part due to the prime soils, but the Commission felt that given all of the other situations occurring in and around the City it was the only option available to them. The Commission felt that growth to the south could accommodate some issues if longer than a 20-year time frame was considered. The Commission looked at (1) developing one-half mile south of the existing City limits from County Road 98 to County Road 102, (2) developing one mile south of the existing City limits between East Street and County Road

102, and (3) developing one mile south of the existing City limits between West Street and County Road 101. Each of these three alternatives would provide about the same population. Ms. Ruggiero said the Commission discussed the trade-offs the City could consider if prime soils are used to the south. She said the Commission requested feed-back from the Council on the following items:

1. Does the Council agree with the Commission's decisions of not having residential growth east of County Road 102, and that future residential growth should be to the south? What is the configuration of growth to the south that the Council would like to consider?
2. Should the Council stick with the 20-year plan or would the Council like a longer term "ultimate plan"?
3. Does the Council wish to pursue the use of conservation easements or other tools relative to protection of prime agricultural lands beyond the boundaries of the City?

She said there are other issues to be addressed regarding the General Plan video and discussions with Conaway Ranch regarding a private-public partnership for future uses of City property and the surrounding properties and how waters can be utilized. She said that once the City staff has the Council direction on policy with regard to direction of growth the plan should be ready in early February 1995 for review and comment with adoption some time in mid-1995.

Council heard comments from the following persons regarding the General Plan: Bill Abbott, representing the Heidrick property; Lynnel Pollock; Louise Franzen, Leisureville Mobile Home Park resident; and Nancy Lea.

After comments from Council, Mayor Sandy said growth as a practical matter has to occur to the south, and a land area larger than the Plan Area adopted needs to be considered. He said the entire Council has in the past made a commitment to the 68,000 population figure. He said he felt there is a Council majority for the growth to the south of the existing City limits from County Road 98 down to Road 25A across to Road 102 for mixed use/residential. He said the area between County Road 102 and the wastewater treatment plant should be commercial/industrial including recreational. He said there is not a Council majority supporting residential in that area. He said he agrees with Vice Mayor Rominger that the City's property needs to be retained and studied in the General Plan, and that option needs to be kept open. He said he supports conservation easements and protecting farm land. He said the Council is willing to look at a longer range final plan, longer than 20 years, to determine the final urban boundary for the City. Council is also in support of conservation easements. He added that there are a lot of promises being made and many dreams about what different development has to offer in terms of density, and he felt it is in the City's

interest to require development agreements to make developers put in writing up front what they will do and make them prove that they can finance the project. In the interim, he said, some ordinances need to be put in place to accommodate that.

The other Council Members concurred with Mayor Sandy's assessment of Council's direction regarding the General Plan.

With respect to the General Plan video Mayor Sandy said all Council Members are invited to participate. Vice Mayor Rominger said she felt it would be a good idea to involve as many Council Members as possible in filming the video which will be produced by the City.

Community Development Director Janet Ruggiero said the General Plan video was to be prepared in house by City staff. Because of the recent passing of one of the City staff, Senior Planner Tim Bach, staff intends in the interim to bring someone on board on a temporary basis to bring the Community Development Department to full staffing. In the near future staff will bring back to Council a discussion of the organization of the Community Development Department in terms of the Planning Division and how to permanently fill that position. She said by bringing another person on board staff will be able to work with the consultants to get the General Plan completed.

Responding to a question from the City Manager, Mayor Sandy said the Council has agreed to a plan greater than 20 years, and therefore the population figure will be larger than the 68,000 formerly agreed upon.

Council Member Borchard returned to the Council meeting at 9:05 p.m.

#### AGREEMENT FOR BANKING SERVICES:

City Treasurer Ann Hanson said staff solicited proposals from six different banks for City banking services, and four proposals were submitted by the following: Wells Fargo Bank, U.S. Bank, Bank of the West, and Bank of America. The two lowest bidders, U. S. Bank of California and Bank of America were interviewed, and she said the staff recommendation is to award the contract to U.S. Bank which will save the City approximately \$927 per month in fees. The City currently contracts with Wells Fargo for banking services.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council approved an agreement with U.S. Bank of California for City banking services for a two-year term beginning November 1, 1994.

#### HEALTH INSURANCE CLAIMS ADMINISTRATION/STOP LOSS INSURANCE:

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

and carried by unanimous vote, the City Council approved the renewal of contract agreements with Blue Shield to perform claims administration and US Benefits to provide insurance for the City's self-insurance health plan for the period October 1, 1994 to April 30, 1995.

MEETING WITH SCHOOL OFFICIALS ON PLANNING MATTERS:

Council agreed to meet on Monday, October 24, 1994, with representatives of the Woodland Joint Unified School District and Yuba College-Woodland Campus to discuss planning issues of mutual interest.

BOARD AND COMMISSION REPORT:

The City Clerk gave Council an update on the listing of Board and Commission members indicating which persons whose terms will be ending on December 31, 1994, are eligible to serve additional terms. She said Council will be asked on October 4 to consider reappointments where appropriate and the filling of the vacancies that exist as well as those which will occur after December 31.

TRAFFIC SAFETY COMMISSION APPOINTMENT:

On motion of Council Member Borchard, seconded by Council Member Slaven and carried by unanimous vote, the City Council appointed Daphne Reynolds as a member of the Traffic Safety Commission for a term ending December 31, 1996.

WATER ISSUES MEETING:

The Council rescheduled the special meeting on water issues to October 13, 1994 (formerly scheduled on September 13).

ORDINANCE NO. 1253 - ZONING ORDINANCE AMENDMENT RE PARKING:

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted by unanimous roll call vote and read by title only Ordinance No. 1253, "An Ordinance Amending Article 23 of Chapter 25 of the Code of the City of Woodland Dealing with Off-Street Parking Requirements."

ADJOURNMENT:

At 9:25 p.m. the Council meeting was adjourned to September 27, 1994, 7:00 p.m.

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City Clerk of the City of Woodland