Council Chambers 300 First Street Woodland, California

August 16, 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 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, and 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 7:18 p.m.

The Woodland City Council met in regular session at 7:23 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, Murphy, Nies, Wegener, Ponticello, Gualco,

Hanson, O'Toole, McDuffee, Ahlgren

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:15 p.m. until 7:18 p.m. for a conference with Labor Negotiator Bill Avery, pursuant to Government Code Section 54957.6, regarding 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. He said no Council action was taken at the meeting.

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 Council meeting of May 17, 1994, as prepared.

COMMUNICATIONS:

1. From Lisa M. Hatfield a claim against the City was received regarding a traffic accident involving a City vehicle which occurred on West Main Street east of California Street on June 29, 1994. The City's insurance representative recommended that Council reject the claim.

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council rejected the claim against the City filed by Lisa Hatfield and referred the claim to the City's insurance representative.

- 2. From Dorothy M. Scott a letter was received expressing concerns with proposed construction of a four-lane road near her home at 19985 East Street. Council Members received a copy of a response letter from the Community Development Director.
- 3. From Acting Finance Director Ann Hanson a memorandum was received advising of claims paid by the City for accounts payable and payroll for July 1994 totaling \$2,639,976.57. No Council action was necessary.
- 4. From Laurence Willey a letter was received in support of the Council not establishing the assessment districts. He stated that most property owners would prefer to trim their own trees and repair their sidewalks as opposed to paying an assessment.
- 5. From Lane Evans a letter was received resigning as a member of the Parks and Recreation Commission. The City Clerk advised that this will create two vacancies on the Commission and she will proceed with recruitment efforts.
- 6. From Mike Beeman a letter was received opposing development on his property which is within an area bounded by East Street, State Route 113, the County Fair Mall and County Road 25A. The City Clerk said that Mr. Beeman asked to have his letter withdrawn after the agenda was printed and posted.

COMMITTEE REPORTS:

- 1. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Traffic Safety Commission meeting of August 1, 1994. No Council action was necessary.
 - 2. From City Manager Kris Kristensen a report was received summarizing

topics discussed at the Woodland Joint Unified School District/City 3 x 2 meeting of August 1, 1994. No Council action was necessary.

- 3. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Planning Commission meeting of August 4, 1994, as follows:
 - a.Commission recommended approval to the City Council of numerous amendments to the Zoning Ordinance needed to implement the Downtown Specific Plan. Their recommendations included the rezoning of all the land within the Specific Plan Area into a new "Central Business District" zone. Commission also certified an NDEIR on the proposal.
 - b.Commission approved a tentative map which divides an 18.4 acre parcel into two parcels, located at the northwest corner of East Gum Avenue and new County Road 101. Commission also approved a conditional use permit and variance which will allow for the construction of a Church of Latter Day Saints Stake House at this location.
 - c.Commission recommended approval to the City Council of an amendment to the parking requirements of the Zoning Ordinance which will allow for modifications to the required number of parking spaces if air quality mitigation is addressed. Commission also certified an NDEIR on this proposal.
 - d.Commission approved a tentative map for the property located at the northeast corner of County Road 101 and Kentucky Avenue in the Industrial Zone which divides a 16.5 acre parcel into three parcels. Parcel 1 is 12 acres and contains an existing warehouse; the other two parcels are vacant. Also Commission certified a categorical exemption.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council set a September 6, 1994 hearing to rezone all land within the Downtown Specific Plan Area to Central Business District Zone; and set a September 6, 1994 hearing to amend the Zoning Ordinance regarding parking requirements.

4. From the Community Development Director a report was received providing Council with a Yolo County Habitat Management Program monthly progress report. No Council action was necessary.

PUBLIC COMMENT:

Mayor Sandy thanked Melissa Sullivan and Dudley Holman for serving as camera

operators for the meeting.

HEARING - 1993-94 COMMUNITY DEVELOPMENT BLOCK GRANT FUND REPORT:

Mayor Sandy said this time was set for a public hearing to receive comments on the 1993-94 Performance Report on expenditure of Community Development Block Grant Funds.

Senior Planner Howard Nies said the Federal Government requires that the City file a performance report on how the City expends block grant funds on an annual basis. The report indicates the City spent \$558,819.22 on activities for low income individuals. There is a balance of \$367,724.43 in funds that have not been spent.

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

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council instructed staff to forward the 1993-94 Performance Report on expenditure of Community Development block Grant Funds to HUD.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Flory requested withdrawal from the Consent Calendar of the item regarding the improvement agreement for Collett Industrial Park.

Vice Mayor Rominger advised that she has a conflict of interest with regard to the Spreckels Memorandum of Understanding and will not vote on that agenda item.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote (Vice Mayor Rominger abstained from voting on the Memorandum of Understanding with Spreckels and the Audubon Society), the City Council approved the following Consent Calendar items:

RESPONSE TO 1993-94 YOLO COUNTY GRAND JURY REPORT:

The City Council approved the City of Woodland's response to the 1993-94 Yolo County Grand Jury Report.

MEMORANDUM OF UNDERSTANDING WITH SPRECKELS AND AUDUBON SOCIETY:

The City Council authorized the City Manager to sign a Memorandum of Understanding with Spreckels Sugar Company, Inc. and Yolo Audubon Society for relocation of Spreckels wastewater ponds. The City Council prezoned 160 acres of the Spreckels Sugar Company property between East Beamer Street and Kentucky Avenue and east of County Road 102 to an Industrial\Planned Development designation. The Memorandum of Understanding provides for the deactivation of the existing wastewater ponds north of the prezoned area and replacement with ponds to the northeast.

SOUNDWALL/MEDIAN ISLAND LANDSCAPE MAINTENANCE:

The City Council authorized the bid call for landscaping maintenance service for soundwalls, median islands and other landscaped areas.

FREEMAN PARK BUILDING REUSE COMMITTEE:

The City Council approved the recommended list of names for the Freeman Park Building Reuse Committee, as follows:

Parks and Recreation Commission -

Child Care Comm

Child Care Commission
Farm House Motel
Sharp Realty
El Charro Restaurant

Chamber of Commerce

Woodland Downtown Association

Tom Stoffregen
- Iver Johnson

Kathleen Levings Bharat Patel

- Don Sharp Hugo Rodriguez

- Monty Montgomery

Kim Wirth

CHILD CARE RESOURCE SPECIALIST JOB DESCRIPTION:

The City Council approved the title, job description and salary range of 46 (GS) of the Child Care Resource Specialist position, and added the position to the City's Classification Plan.

"SCHOOL'S OPEN - DRIVE CAREFULLY" MONTH PROCLAMATION:

The City Council proclaimed September 1994 as "School's Open - Drive Carefully" month.

CONTRACT FOR FREEMAN PARK BASKETBALL COURT CONSTRUCTION:

The City Council awarded the contract for construction of a new basketball court at Freeman Park to the low bidder, Ramirez Construction, in the amount of \$10,596.75.

REGULAR CALENDAR:

COLLET INDUSTRIAL PARK PARCEL MAP/IMPROVEMENT AGREEMENT:

Council Member Flory asked if the parcel map and agreement for Collet Industrial Park involves the area which has all of the equipment which can be viewed from Interstate 5. He asked if Collet plans to start the development soon.

Senior Civil Engineer Nick Ponticello said within the next year the project will commence.

Council Member Flory said his concern was getting the unsightly equipment moved to some place other than the entrance to the City.

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council approved the improvement agreement for Parcel Map No. 3583 also known as Collet Industrial Park and authorized the Mayor to execute the agreement on behalf of the City.

CHANGE IN POLICE DEPARTMENT BUSINESS HOURS:

Police Captain Del Hanson presented a proposal for closing the Police Department from midnight to 6:00 a.m. during business hours. Currently, he said the Police Department runs a 24-hour operation with civilian records division staffing the front office. He said only 10 to 20 percent of total service calls are generated during the 12:00 a.m. to 6:00 a.m. hours. He used the overhead projector to show calls for service from 1989 through 1993. He said there has been an increase of 4,100 more calls for service during that time, and the Department is struggling with the demands for service. Currently there are six employees assigned to the records division, making it difficult to cover a 24-hour period including vacation and sick leave. Consequently, he said there has been a 50 percent turnover in employees in the Record's office, and retraining of staff costs about \$6,600 per employee. Last year soft dollar costs were about \$19,000 to retrain three employees. About 33 percent of the records division workforce is assigned to the graveyard shift generating about 10 to 20 percent of the calls for The alternatives, he said, are to shift personnel that are currently assigned to other responsibilities, primarily crime prevention, and the shift would eliminate that function. In the property and evidence function there is one Community Service Officer which would be eliminated and staffed with a full time Police Officer. One Community Service Officer is assigned to field reporting, and that person could be shifted to the records division, maintaining a 24-hour function. The second alternative is to add personnel, but he said that was not seriously considered based on the fiscal realities of the City at this time. The last alternative is the proposed closure. A survey of 64 comparable municipal police agencies indicates the average business office is open to the public about 63 hours

per week. He said the Woodland Police Department is now open 168 hours per week. Nine out of ten of the agencies surveyed operate their facilities for less than 24 hours per day. He said the proposed closure will allow the shifting of some responsibilities to the dispatch center which includes the monitoring of the Statewide computer. He said he felt this proposal will provide a minimal service impact on the community. Currently when a citizen comes to the front counter for service, the Community Service Officer calls the dispatch center. With the proposed change a citizen can make a direct call from inside the Police Station to the dispatch center. He asked for a six-month trial basis for the proposal with a report back from staff on its findings.

Management Analyst Dean Gualco from the Police Department explained the process of responding to service calls.

After discussion the Council took the following action:

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council authorized the Police Department to revise its business hours to 6:00 a.m. to 12:00 a.m. midnight from a 24-hour operation effective August 22, 1994, for a six-month trial basis with a report back to Council at that time.

GIBSON RANCH COMMUNITY FACILITIES DISTRICT NO. 1 CONSTRUCTION CONTRACT CHANGES:

Senior Civil Engineer Nick Ponticello requested authorization for the Public Works Director to approve expenditures for the Gibson Ranch Community Facilities District No. 1 construction contract changes. He also requested approval of a joint trench construction for the project and traffic signal construction. He said on June 14 Council awarded the construction contract to Teichert Construction for The engineer's estimate was \$5,741,000, including the ten \$5,238,803.45. percent contingency (\$521,904). Due to oversight, he said staff did not ask for the ten percent contingency at that time to allow for change orders. He said the joint utility trench construction and three traffic signals to be constructed at new Road 101 and Gibson Road (future Pioneer Avenue), Gibson Road and County Road 102 and one at County Road 102 and Maxwell Avenue new Road 23 are essential to keep the project going. He said these projects were known at the time the project was designed. Responding to a guestion from Mayor Sandy, he said that the funds used for the CFD construction are a combination of City funds and District funds. The joint trench construction will be funded totally by District funds. Two of the signals will be constructed with District funds, and one signal (Gibson and Road 102) will be constructed with City funds.

Responding to a question from Council Member Flory, the City Manager said funding for the pedestrian overpass at Gibson and County Road 102 is still

uncertain at this time. He said the City had a responsibility to pick up part of the cost for the signal at Gibson and Pioneer Road. He said the costs are assessed based on the impacts that the development will have versus the impacts of future developments.

Mr. Ponticello said as part of a study the signal is required due to the actual development of two interior arterials and will be funded from no other source.

The City Manager said the pedestrian overpass has benefit for areas other than the Southeast Area. He said the City would have to supplement financing through some kind of bond issue.

On motion of Council Member Rominger, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized the Public Works Director to amend the Gibson Ranch Community Facilities District (CFD) No. 1 Construction Contract (Project No. 94-05) to: (1) include a ten percent contingency not to exceed \$523,880 for potential contract changes; (2) include the addition of joint utility trench construction not to exceed \$794,000; and (3) include the traffic signal construction not to exceed \$324,000.

GIBSON RANCH COMMUNITY FACILITIES DISTRICT NO.1 UTILITY COMPANY AGREEMENTS:

Nick Ponticello requested authorization to enter into agreements with utility companies for an amount not to exceed \$160,000. The agreements are necessary to allow the utility companies to design and relocate support services for Community Facilities District No. 1. He said the costs have only recently been identified because design work had to be completed first. He added that the City does not typically enter into these types of agreements; usually developers enter into the agreements. Funding is provided through the Southeast Area Improvement Fund, CFD bond proceeds.

The City Manager said the City has been acting as the coordinator in the project with a team of developers as a team, rather than one developer and the City.

On motion of Council Member Slaven, seconded by Council Member Rominger and carried by unanimous vote, the City Council authorized the Public Works Director to enter into agreements with Pacific Gas and Electric Company, Pacific Bell Telephone, MCI and Sonic Cable for a total amount not to exceed \$160,000 for the Community Facilities District No. 1 infrastructure project.

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

The City Manager requested that Council postpone action on right-of-way acquisition for Gibson Ranch Community Facilities District No. 1. He said the issue may be ready for Council action on August 23, 1994.

FEDERAL IMPLEMENTATION PLAN:

Associate Planner Colleen McDuffee said in February the Environmental Protection Agency (EPA) issued a Draft Federal Implementation Plan (FIP) for the entire Sacramento Area, including Yolo County. The EPA as a result of a lawsuit was required to step in and prepare the air quality plan for the Sacramento Area. She said EPA is accepting comments on their plan through the end of August, and next August EPA will be preparing the final Implementation Plan which will include whatever measures they site as a result of the comments they receive. Council received a copy of a letter to EPA with staff comments.

Vice Mayor Rominger said she felt the letter was well-written and addresses the concerns the City of Woodland has. She said she especially like the suggestion that any air quality fees collected within the Sacramento Area should be returned to this area to fund local programs which reduce emissions and that any other use of such funds is inappropriate.

Council Member Flory and Mayor Sandy also commended Ms. McDuffee for succinctly conveying the City's concerns.

On motion of Council Member Flory, seconded by Council Member Rominger and carried by unanimous vote, the City Council authorized the Mayor to send the letter prepared by staff to the Environmental Protection Agency on the Federal Implementation Plan.

FIVE-YEAR PLAN FOR YOLO COUNTY EMERGENCY MEDICAL SERVICES:

The City Manager said during the last year there has been much discussion particularly by the County and the City regarding provision for ambulance service. He said there have been formal meetings between the County and the City for the past six or seven months to address this topic. The County is a member of the Sierra-Sacramento Valley Emergency Medical Services Agency (SSVEMSA) which helps counties work on ambulance services on a regional basis. That Agency has an obligation required by the State Health and Safety Code to develop a five-year medical emergency response plan. The Sierra-Sacramento plan is due by March of 1996. The City Manager recommended starting that process now and working jointly with all of the cities in the County and all of the existing providers of ambulance service. He said there are funds available to help prepare this County-wide plan with staff supported by SSVEMSA. This process will give the agencies ideas on how to provide an adequate level of ambulance service. SSVEMSA will prepare the plan with the assistance of a County Planning Task Force composed of

the following representatives:

- (2) County administration representatives
- (4)City administration representative from each incorporated city or town. This may be the city manager, fire chief or other designee. Two (2) individuals should be nominated from each city. A balance of fire chiefs and city managers will be selected from those nominated for this category.
- (1)Public ambulance service provider agency representative
- (1)Private ambulance service provider agency representative
- (1)Base hospital representative from each base hospital
- (1)Fire districts representative
- (1)CHP representative
- (1)Law enforcement representative
- (1)Primary Public Safety Answering Point representative
- (1)Office of Emergency Services, Disaster Preparedness representative

City Attorney Bob Murphy said the joint powers authorities for medical emergency response are formed as a matter of State law directly from the State Legislature as to who will be on the JPA's. He said the Council should consider a multi-jurisdictional approach to this problem. He said it is also beneficial to proceed this early and draw on the experiences in Sacramento County.

Vice Mayor Rominger inquired why the City of Woodland was in the SSVEMSA.

The City Manager said he was not certain but probably the State law set up the different agencies. The City Attorney said he will provide the City Manager with additional information on these agencies.

Mayor Sandy said he was concerned about local control and additional funding contributions being imposed on the City by this study.

The City Manager said all agencies have the concern about additional expenditures, but the County and cities would want to make the best use of the money already set aside for this purpose.

On motion of Council Member Slaven, seconded by Council Member Rominger and carried by unanimous vote, the City Council recommended to the Board of the Sierra-Sacramento Valley Emergency Medical Services Agency that the development of a five-year plan for emergency medical services be initiated immediately for all of Yolo County, including the City of Woodland.

On motion of Council Member Slaven, seconded by Council Member Rominger and carried by unanimous vote, the City Council appointed the City Manager and the Fire Chief as the City's representatives to the County Planning Task Force.

CHILD CARE COMMISSION APPOINTMENT:

On motion of Council Member Borchard, seconded by Council Member Slaven and carried by unanimous vote, the City Council appointed Julie Martinez as a member of the Child Care Commission for a term ending December 31, 1997.

ADJOURNMENT:

At 8:45 p.m. the Council meeting was adjourned to August 23, 1994, 7:00 p.m.
City Clerk of the City of Woodland