Council Chambers 300 First Street Woodland, California

July 19, 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, Government Code Section 54957.6. Council Members present at the meeting were: Sandy, Borchard, Flory, Rominger, and Slaven; absent: none. Staff members present at the meeting were City Manager Kristensen and Assistant City Manager Kristine O'Toole.

Council adjourned the closed session and the special session at 7:05 p.m.

The Woodland City Council met in regular session at 7:12 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, Ruggiero, Siprelle, Wegener, Buchanan, Horgan,

Wilson, Abrahams, Hicks, Martin, Howald, Smith,

O'Toole, DeWeerd, Barry

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:15 p.m. until 7:05 p.m. for a conference with Labor Negotiator Bill Avery 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 Council meeting of April 19, 1994, as prepared.

COMMUNICATIONS:

- 1. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine eating place license for The Bank Restaurant, 435 Main Street. No Council action was necessary.
- 2. From Acting Finance Director Rosemary Abrahams a memo was received advising of claims covering payroll and accounts payable paid for the month of May 1994. No Council action was necessary.
- 3. From Pacific Gas and Electric Company a notice was received advising of the filing of an application for an interim rate increase regarding interstate gas pipelines. No Council action was necessary.

COMMITTEE REPORTS:

- 1. From Fire Chief John Buchanan a report was received transmitting the minutes of the Water Resources Association of Yolo County meeting of May 4, 1994. No Council action was necessary.
- 2. From City Manager Kris Kristensen a report was received transmitting the minutes of the Water Resources Association meeting of June 9, 1994. No Council action was necessary.
- 3. From Community Development Director Janet Ruggiero a report was received transmitting a monthly progress report on the Habitat Management Program dated June 9, 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 June 30, 1994. The Commission held a study session on the General Plan update. The main purpose of the meeting was to narrow the alternatives for the general direction of growth. Highlights of this meeting included the following:
 - a.Commission decided to remove the area north of Kentucky Avenue as an area for future residential growth. This decision was largely influenced by the information contained in the flood study done by the Corps of Engineers; this study indicated that the area north of Kentucky Avenue has a greater flood potential than previously known.
 - b.Regarding the direction of growth, the Commission agreed to two alternatives for further study. The first alternative is to go south one-half mile between County Road 98 and east of County Road 102, perhaps incorporating a buffer to the south. The second alternative is to develop in the area bounded on the west by East Street, County Road 25A on the south, and on the east by the City's wastewater

treatment plant property, and on the north by Interstate 5.

c.While several Commissioners favor development to the east, they are concerned with the potential for flood problems in this area. The Corps of Engineers' study did not extend east of County Road 102.

d.Regarding commercial development, the Commission wants to consider

designating existing fairgrounds commercial for development in the event the fairgrounds relocates. The existing recreation at the area fairgrounds should be expanded and designated for recreational purposes. The Commission agreed expand the commercial designation to the south of County Fair Mall. They agreed designate to the triangular piece of land north of Kentucky Avenue and west of the railroad spur Service Commercial. The Commission also wants new residential areas to have their own neighborhood shopping centers.

e.Regarding industrial development, the Planning Commission agreed to designate Spreckels land for industrial development. As mentioned above, the Planning Commission does not think residential development should occur north of Kentucky Avenue. The Planning Commission prefers to designate this area Industrial -- with an emphasis on agricultural research or biotechnology uses.

f.The Commission thinks land should be designated for a public golf course and a

community
park. These
uses,
however,
should be on
non-prime
agricultural
land and
should use
water
efficiently.

No Council action was necessary.

- 5. From Assistant City Manager Kristine O'Toole a report was received transmitting the minutes of the June 22, 1994 meeting of Woodland Access. No Council action was necessary.
- 6. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of July 7, 1994, as follows:
 - a.Commission approved Tentative Parcel Map No. 4211 for property located south of Fortna Avenue and west of Harter Avenue. The map involved the merger and realignment of three properties as a result of abandoning a railroad right-of-way. Also Commission certified a categorical exemption for this project.
 - b.Commission appointed Commissioners Friedlander and Seiberth to an ad hoc committee with two Child Care Commissioners.
 - c.Commission directed staff to return with a report on the Home Occupation Ordinance as to whether any modifications would be appropriate.
 - d.Commission held a study session on the General Plan. The main topic was a further discussion of the two alternatives for residential growth that they had selected at their prior meeting. Commission appointed Chairperson Paula Agostini to attend the Council meeting on July 19 to inform the City Council of the two alternatives and receive feedback from the City Council on these two alternatives.
 - 7. From Director of Public Works Gary Wegener a report was received

transmitting the minutes of the Tree Commission meeting of July 11, 1994.

PUBLIC COMMENT:

Mayor Sandy thanked Dudley Holman and Bob Hiddleson for serving as volunteer camera operators for this meeting.

PRESENTATION - FINANCIAL REPORTING AWARD:

The City Manager said for the fourth year in a row the Government Finance Officers' Association has recognized the City of Woodland for its financial reporting and the preparation of the City's Comprehensive Annual Financial Report (CAFR).

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council acknowledged receipt of the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers' Association for the City's June 30, 1993 Comprehensive Annual Financial Report; and agreed to present the Government Finance Officers Association's Award of Financial Reporting Achievement to Rosemary Abrahams, City Controller, as the employee primarily responsible for preparing the award-winning Comprehensive Annual Financial Report.

RESOLUTION NO. 3834 - APPRECIATION TO ROSEMARY ABRAHAMS:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3834 honoring Rosemary Spears Abrahams for her service to the City of Woodland.

Mayor Sandy presented the Resolution of Appreciation to Ms. Abrahams who will be retiring from her work for the City of Woodland after eleven years of service. Vice Mayor Rominger presented the Government Finance Officers Association's Award of Financial Reporting Achievement to Rosemary Abrahams, City Controller.

HEARING - 1993-94 COMMUNITY DEVELOPMENT BLOCK GRANT STATEMENT AMENDMENTS:

Mayor Sandy said a hearing has been scheduled to consider amendments to the 1993-94 Community Development Block Grant statement.

Community Development Director Janet Ruggiero said on July 5 the Council authorized application to HUD for a Section 108 Loan for the rehabilitation of the Hotel Woodland for \$800,000. At the same time the Council considered transferring to the Hotel Woodland 1993-94 Program \$60,000 from the Principle Return and \$14,342.69 from the Development Assistance Corporation (DAC) Program. She said the Principle Return income continues to grow because a number of loans are being paid off, and the DAC Program came in under budget. She recommended these transfers so the City can

reduce the interest on the Section 108 loan. Staff also recommended the transfer of \$24,000 from the Principal Return (income) to a Residential Rehabilitation Program to allow the City to fund residential rehabilitation loans that involve public health and safety.

Council Member Flory declared that he had a conflict of interest regarding this issue and left the meeting at 7:25 p.m.

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 Borchard and carried by unanimous vote, the City Council approved the proposed amendments to the 1993-94 Community Development Block Grant Statement, including the transfer of \$60,000 from the Principle Return (Income) to the Hotel Woodland Rehabilitation Program, the transfer of \$14,342.69 from the Development Assistance Corporation Program for Housing at 313 Court Street to the Hotel Woodland Rehabilitation Program, and the transfer of \$24,000 from the Principal Return (income) to a Residential Rehabilitation Program.

Council Member Flory returned to the meeting at 7:26 p.m.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Sandy temporarily adjourned the meeting of the Council at 7:26 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 7:40 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 Slaven and carried by unanimous vote, the City Council approved the following Consent Calendar items:

HEARING SET FOR 1994 CLEAN LOT PROGRAM:

The City Council set August 3, 1994, as the time for hearing and receiving the report on the cost of the 1994 Clean Lot Program.

PUBLIC WORKS DEPARTMENT STAFFING CHANGES:

The City Council received a report advising that the approval of the Fiscal

Year 1994-95 Preliminary Operating and Maintenance Budget included the following personnel changes: upgrading an Engineering Technician III to an Engineering Technician III; promoting three (3) Assistant Engineers to Associate Engineers; and filling a vacant Assistant Engineer position in the Engineering Division. The total effect of these personnel actions to the General Fund is approximately \$10,200. Two additional personnel changes (changing the water conservation coordinator position and an Administrative Clerk II position from temporary, part-time to regular, part-time) were discussed during the budget process, but inadvertently left out of the preliminary budget document. The budget action necessary to make these personnel changes is included later in the Council action under "Revisions to 1994-95 City Operations and Maintenance Budget."

REGULAR CALENDAR:

GENERAL PLAN ALTERNATIVE GROWTH STRATEGIES:

Council Member Borchard declared that he has a conflict of interest with respect to the General Plan alternative growth strategies and left the meeting at 7:42 p.m.

Planning Commission Chair Paula Agostini gave the Council a status report on the progress made on the update of the General Plan. She said the Commission started with two town hall meetings and several meetings with the Council. The Planning Commission also met with each of the City Boards and Commissions and members of the general public. The Commission has requested a significant amount of information from City staff, has had numerous study sessions, and toured the Woodland area including the Wastewater Treatment Plant. She then shared with Council the areas on which the Commission has Two maps were drafted regarding alternative growth reached consensus. strategies. In drafting the maps, the Commission looked at several physical factors which will ultimately influence the direction and amount of growth for the City, including soils classification, future location of Highway 113 and Interstate 5, newly received flood data, properties within the Williamson Act, accessibility to services such as schools, parks and commercial services, the infrastructure including streets, and the capacity and compatibility of the wastewater treatment plant. Thus far, she said the Commission has reached consensus on the following factors: (1) the Commission would like to direct development away from prime ag land; (2) the Commission realizing that it is not feasible to move the wastewater treatment plant feels the upward capacity for the plant is approximately 73,000 population, and the Commission considers that as its upper limit; (3) Commission realizes a need to shift Phase II residential development outlined in the current plan due to new flood information to the 100 year flood zone; (4) Commission would like to see an east-west arterial on the south side of town; and (5) Commission would like to see more industrial-commercial land, additional

residential development, a community and a regional park, a golf course, and some low density residential/large lot housing. She said the Commission recognizes that there is not one single alternative that addresses all of these The Commission identified several alternative configurations and factors. narrowed them down to two maps (J and T). The Commission requested input on the Commission's issues addressed. She said the maps have several elements in common. One is that the remaining Spreckels land is proposed to be incorporated into the Industrial Zone. Each map also sets aside approximately 50 acres for very low density residential. There is approximately 250 acres designated for public service. The mall area has been increased by about 35 acres to the south. Each map includes a community park and golf course. Map J identifies growth to the south and the east with an open space buffer north of the proposed east-west connector street. This option provides for an ultimate population of approximately 65,000. Map T also identifies growth to the south and the east and provides for a population of about 73,000. One of the biggest questions the Commission is dealing with now, she said, is whether to provide for residential uses east of County Road 102, and if so how much and what type.

Community Development Director Janet Ruggiero reviewed the various maps the Commission looked at. She said the Commission also looked at alternative routes to connect I-5 and State Route 113. Staff then took the various areas of agreement and developed Options "J" and "T." She said the Commission was split on the options. Option J was to propose that the City grows out from County Road 98 to County Road 103. Growth would then go south one-half mile, and one-quarter mile would be residential and the next one-quarter mile would be an open space buffer. This would mean the acquisition of conservation easements or whatever is necessary to assure that is the extent of the southern development of the City of Woodland. Option J provides for an east-west arterial which would probably require some over crossing of SR 113. This option also provides for continuation with residential development on the east side of County Road 102 as well as a golf course. Both options provide for very low density single family residential units as well as a community park. She said most Commissioners favored a large open space area with the high school, the middle school or other educational facility for some joint services. The Commission felt that golf courses should not go on prime agricultural soil, so for both options the golf courses proposed would be located east of County Road 102. The Commission discussed residential on County Road 102, but did not receive the report from Public Works Director Gary Wegener regarding compatibility concerns until after the maps had been prepared. She said staff discussed a buffer from the wastewater treatment plant, but the Commission at this time cannot recommend relocation of the plant. Option T addresses the issue of not developing on prime agricultural lands and to start developing to the east. Option T provides for taking lands from East Street to County Road 103, south of County Road 25A. Then Road 25A would be used as the east-west arterial and would provide for residential growth in that area. She said the Commission liked the idea of conservation easements, but the question is where they would be.

Mayor Sandy complemented the Commission for its analysis of the issues. He said the Commission is asking Council for direction regarding the Commission's areas of consensus: (1) directing development away from prime soil; (2) not moving the wastewater treatment plant at this time; (3) identifying a need to shift existing Phase II residential somewhere else in the City; and (4) the need for an east-west arterial.

Vice Mayor Rominger said there are some areas of the General Plan discussion in which she cannot participate, and the Spreckels property is one of them. She said she will abstain from discussion of the issue.

The Community Development Director said in regard to commercial development issues the Commission discussed concerns about expansion of the Mall. The Commission recommended a Central Commercial designation for the Fairgrounds property with leaving recreational uses along Gum Avenue for the existing Little League (Buchignani Field) and possibly expansion of another field to provide for a buffer. The Commission recommended Central Commercial on the remainder of the site. For long term if something were to be done with the Fairgrounds property there would be a designation rather than open space for the property. Secondly, the Commission recommended that there be additional commercial acreage provided for the mall. The Commission also proposed that there should be a commercial designation in each new area of development so that there is a commercial center within areas of residential development, such as was done in the Southeast Area. The Commission also discussed commercial centers which no longer have a useful life as commercial retail centers and discussed having some policy discussion within the Plan.

Council discussed concerns with expansions of new retail centers and leaving existing retail areas vacant.

With regard to Open Space the Community Development Director said the Commission felt the City needs a 40 acre community park, and this was based on the recommendations of the Parks and Recreation Commission. The Planning Commission discussed location, and most Commissioners agreed that there needs to be more joint use of facilities for a community park, including what existed with Yuba College, proposed High School site adjacent to Yuba College, middle school, as well as the community park (regional park) in that area. The Commission looked at 250± acres including the Yuba Community College property. The Commission also recommended that there be a neighborhood park at each location adjacent to the elementary schools, and the 15 acre figures that were used will have to be increased.

Council Members Flory and Slaven said they were concerned with keeping a balance of open space, and were concerned about the existing regional park with a

proposed 40 acre community park near Yuba College and a golf course, all east of East Street. Council Member Flory said in the Southeast Area there will also be parks. Council Member Slaven was concerned by congregating too much in that area, even though he was in favor of joint use of facilities. He said possibly there could be other types of activities other than just ballfields.

The Community Development Director said the 40 acres was intended more for open space than just a ballfield park. She said that issue should be brought back to the Commission for further discussion.

Utilities Engineer Mike Horgan discussed the issues regarding the Wastewater Treatment Facility. He said the plant itself is relatively odor-free, but he said there are areas around the ponds during certain days of the year when there is a noticeable odor. The main use of the ponds currently is disposal and continuing treatment of sludge; as the waste material comes off the treatment process in lieu of digestion and disposal after digestion of the sludge the waste is transported into the ponds. The State had required the City to maintain the ponds for continuation of land disposal in order for the City to get the year round discharge from the current plant. He said this allows the City to degrade the biosolids further within the pond, reducing its volume. Generally he said the north-south wind patterns keep the ponds well-aerated, but there can be times during the summer when there is a change over in the alpha population and odor generation. Regarding use, he said water fowl are attracted to the ponds.

Public Works Director Gary Wegener, responding to a question from Vice Mayor Rominger, said that in Davis the wastewater treatment facility was designed partially as a wetlands habitat area to incorporate the use of the effluent from the plant.

Vice Mayor Rominger suggested the City consider a complementary wetlands area at the wastewater treatment facility. Council had additional inquiries about odors.

The Public Works Director said ponds may occasionally give off odors no matter how well-operated or maintained. Odors, he said, are an indication that something is out of balance, and the City needs to determine the cause and correct the problem. He said odor is not going to be long term in a well-operated facility. He said he was concerned with residential development too close to the wastewater treatment facility. Responding to a question from Mayor Sandy regarding safety, he said the City will be reviewing with the Major Projects Financing Plan a more positive containment feature for the chlorine and sulfur dioxide gases used in the operation of the wastewater treatment facility. He said there is the possibility of a leak in a system any time, but there are clear emergency containment procedures in place at the plant.

With respect to infrastructure the Community Development Director said the Planning Commission looked at the capacity of the wastewater treatment plant and

toured the plant. Based on the capacity the Commission looked at a population of 73,000, which they felt was their upper limit. The Commission felt water was an issue which needs more discussion, and Mr. Horgan told the Commission that all of the master plans needed to be updated, especially with looking at anything outside the existing Urban Limit Line. None of the current master plans address those issues in terms of surface capabilities. She said the Commission did not discuss the cost of infrastructure; the Commission wanted to first look at alternatives and make sure there was consensus. She said the Commission did discuss how to address the alternative of the State Route 113-Interstate 5 connection and the associated costs.

Council took a recess from 8:50 p.m. until 8:55 p.m.

The Community Development Director said the Planning Commission discussed what areas were best to provide for residential growth for the City and what met the goals of the General Plan. The Commission also reviewed which areas would best provide lands for move-up and large lot housing (3 units per acre, 10,000 square foot lots and up). She said the Commission discussed reserving 50 acres for that purpose, and the Council may want to increase that acreage. Fifty acres would provide for 150 move-up housing units in just the Phase III area, and she said there would be 50 in Phase III and more in the larger area development.

Council Member Slaven said he felt it would be a mistake to consider residential development east of County Road 102.

Vice Mayor Rominger said when the decision is made with respect to the I-5 and State Route 113 connection, the City can then resolve the issues of the location of the wastewater treatment plant, access from east and west of County Road 102, etc.

Mayor Sandy and Council Member Flory said the alternate route needs to be decided, but they said they did not see the link to residential development. Council Member Flory said he would not support development of residential land east of County Road 102, especially with the current location of the wastewater treatment plant. Mayor Sandy said he also did not support residential development east of County Road 102 but was willing to consider alternatives.

Mayor Sandy asked staff to review the size of the buffer to residential, whether it is one-quarter of a mile or one and one-half miles.

Mayor Sandy and Council Members Flory and Slaven indicated they were not interested in relocating the wastewater treatment facility or the ponds.

Vice Mayor Rominger said she was interested in the non-prime ag land, the

900 acres the City owns on the east side of the City's wastewater treatment facility, and how that property would be used to bring in revenue to the City.

The Community Development Director requested Council comments on Options J and T or other options.

Council Member Slaven said he preferred Option J and had some reservations about the location of the buffer area. For flexibility in planning, he said, the City needs to provide for new commercial businesses, hopefully some high tech as well as residential. He said there needs to be a good jobs-housing balance, and there needs to be a strong effort in recruiting new business to the community. He said unless a large area is included in the planning the City will not get the amenities that the City needs. For example, he said we do not have a 40acre park at the present which has been needed for many years because we have not annexed enough land to provide for this. The City has been wanting a community center for many years also and possibly a new senior center. He said additional sport fields have been needed for soccer, baseball and softball fields for both youth and adults. He said possibly there could be provision for a small lake, such as William Land Park and McKinley Park have in Sacramento. He said the Cities of Marysville and Lodi have such assets for their communities. In order to provide for these in the General Plan there has to be enough land. He said for these reasons he has reservations about the buffer, and he said maybe the buffer needs to be County Road 25A. He said he would like growth to occur as in Option J from County Road 98 and would like an east-west arterial. He said it disturbs him when people live in Woodland and work elsewhere and when people live elsewhere and work in Woodland. This lifestyle does not give Woodland community-minded people.

Vice Mayor Rominger said she would like to plan 50 years ahead and more. She would prefer to develop on non-prime ag soil, and those are east of the City of Woodland. She said that is why she wanted to address the location of the sewer treatment facility and the ponds. Also, she said after looking at the Corps of Engineers flood plain maps, the alternate routes for the I-5 and State Route 113 as well as the City's 900 acres, the sewer facility and the Regional Park, it is clear to her that the City is moving toward the east and that the City needs to look at the property the City of Woodland owns and develop it to its most productive use. She said it seems clear to her that some sort of development east of Highway 113 and north of County Road 25A is more logical than any other direction of growth. She said she prefers Option T and prefers development to County Road 103, including Willow Slough and the open space as indicated in Option T. She said she would also like to consider the City's 900 acres.

Council Member Flory said he prefers development down to County Road 25A at the west and heading east from that point on. He said he felt the City should look at continuing the City from County Road 98 west to County Road 102.

He said the City will have to look at the City's 900 acres somewhere down the line and hopefully someone will come in with an idea to generate revenue to the City. He said this Council needs to decide how big the City should be for the next 20 to 30 years. He said he preferred Option J, and the open space buffer could be applied along 25A. He said there are other things to look at; the more land the City annexes the more competition there will be. He said this competition should bring housing costs down and more variety.

Mayor Sandy said for constructing a 20-year vision for the community the City has to use vision to accommodate the diversity of needs of the community. To do that, he felt, the City needs an area of sufficient size to finance that vision. He said the people of the community want those amenities and a quality of life. He agrees that the preservation of prime ag land is an important issue, but he felt it was one issue. He said the City also needs to plan around infrastructure and those costs have not been addressed. Traffic flow, air quality, the I-5/State Route 113 connector, and population also need to be addressed. He said he would like staff and the Planning Commission to begin planning in such a way that they are open to less dense areas and lowering the densities per acre. He said he felt it is important that growth brings something positive to the community in terms of the economy. He said he strongly favored Option T which impacts existing residences less, provides for efficient traffic flow, allows utilization of efficiencies and cost efficiencies of existing infrastructure, consumes less valuable ag soil, and keeps the City's options open further to the east. He said he would make the dividing line East Street (old Route 113) primarily because of the potential need for expansion of the County Fair Mall and develop south to County Road 25A. He said he does not support residential development east of County Road 102. supported growth west of State Route 113 because of the Mall extension.

The Community Development Director said the Planning Commission was split as the Council has on its ideas for direction of growth.

Planning Commissioner Paula Agostini thanked Council for its comments.

Council Member Borchard returned to the Council meeting at 9:50 p.m.

PROPOSED SIDEWALK AND TREE MAINTENANCE POLICY:

Management Analyst Sherri Martin said staff has been working on changes to the sidewalk and tree maintenance program and would like Council's comments.

Vice Mayor Rominger said she felt the Historical Preservation Commission should have a role in looking at the sidewalks in the historical areas, and the Commission needs to be involved in the process of reviewing the type of sidewalk that is installed in those areas. Also regarding street tree maintenance she noted

that the primary focus will be restricted to public safety, and trimming operations will be confined to trees located on City property (parking strips and City-owned parking lots). These trees will be trimmed only to maintain clearance above the traveled way. She said she was concerned with tree limbs and bushes that grow up and in front of regulatory signs, such as stop signs and blinking lights.

Ms. Martin said that would be covered under public safety.

Public Works Director Gary Wegener said one of the questions regarding that issue is whether to handle the problem on an expedited basis, a nuisance abatement process, or use City funds for that work.

Vice Mayor Rominger said she felt that this type of public safety issue is a City responsibility.

The Public Works Director said there are also the same safety issues with the trees over hanging the street, because with school busses or other large vehicles they will be getting scraped with the overhanging branches.

Council Member Flory said he concurs if there is a tree limb blocking or partially blocking an intersection, the City should cut the limbs down immediately. He said the homeowners should not be charged for this type of work.

Vice Mayor Rominger said the City needs to provide educational information to property owners and reference resources for people to use. She encouraged staff to work with the Tree Commission and local nurseries to develop that information, so that when people buy their trees or bushes the information is available and can be disseminated by the nurseries.

The Public Works Director said another issue is planting within the tree maintenance strip on the properties and allowing those homeowners to take care of those trees, or should the City require permits and compliance with City ordinance. He said the staff will be going out with educational material to all of the property owners who have tree maintenance strips. He said the City can definitely make the information available to the nurseries.

Mayor Sandy said he would like to see the permit process retained because it is a way of keeping a handle on what goes on in the tree maintenance strip.

Council Member Slaven inquired about owners of trees which were already approved for trimming or removal prior to the budget action.

Ms. Martin said the City has the list of trees which were approved for removal by the City at City expense, and the trees were divided between those in the parkways (planting strips) and property owner trees. She said there are not that many, and staff hoped to be able to address the trees in planting strips as time and manpower allow over the next year. The trees on private property will have to be reevaluated since there are only two people currently in the Tree Division.

The Public Works Director said even though these trees had been identified prior, he wanted to use the date of July 1 as the date after which these trees on private property would not be removed by the City.

Council Member Slaven said he felt those which were already approved for removal should be removed by the City when the City can get to them.

Ms. Martin said there are about one dozen such trees.

Council Member Borchard said he felt the June 21 date when Council approved the 1994-95 Operating Budget should be the deadline, and removals approved after that date should be at property owner expense.

Council discussed the frequent trimming required of fruitless mulberry trees, and Ms. Martin said that property owners need to be educated on the frequent trimming required of mulberry trees, but she said the Modesto ash tree will be more of a threat within the next year or two.

Mayor Sandy said these issues will have to be worked out, and he is concerned with the hundreds of dollars it will cost property owners to have their trees trimmed.

The Public Works Director said the Streets and Sidewalk Chapter of the City Code gives the City clear direction on how to proceed regarding sidewalks, providing for assessing the property owner, taking action, and billing the property owners for the repair work. He said the City, however, will not have funding available to trim every tree which becomes a safety problem to the public.

Ms. Martin said currently the Street Supervisors goes through all of the intersections checking for sign clearance and street lighting, and that will continue on a proactive basis. Sometimes they can remove branches during that inspection.

City Manager Kris Kristensen said he is concerned that there maybe some of that work that the City will not financially be able to continue to do, and the Council still feels the City should have that responsibility. He said he senses that the trimming clearly can be done by the City around stop signs and other regulatory signs, but the City cannot clear out every area that has school busses or large vehicles running through it.

Mayor Sandy said some program needs to be put in place, and staff needs

to report back with an evaluation on how well the program is working after about one year.

Staff agreed to finalize the sidewalk and tree policy and report back to the Council.

Council Member Slaven noted that next year when Council reviews the budget, the Council should consider that this type of budget cut impacts those property owners who can least afford the expense.

REVISED BUSINESS LICENSE POLICY FOR OUT OF TOWN BUSINESSES:

The Community Development Director said in 1993 the City established a revised business license fee schedule with a range of fees, including an out-of-town business paying a flat fee of \$80.00. This year and last year there was confusion over the payment of that fee, including some businesses with a Woodland address but located outside the City limits, and some paid the sliding scale rate. She said the staff reviewed the matter with the Woodland Chamber of Commerce and asked them to consider the fee change. The Board reviewed the proposed change and were neutral on the matter. She said that staff recommends that the \$80.00 fee for out-of-town businesses be removed, and let businesses pay on a sliding scale. Some will pay more on a sliding scale, and some will pay less. She said if Council approves the change, she will report back to Council with a resolution.

On motion of Council Member Borchard, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized that out-of-town businesses shall utilize the same business license renewal fee schedule as all other businesses located within Woodland.

On motion of Council Member Slaven, seconded by Council Member Borchard and carried by unanimous vote, the City Council extended the meeting from 10:30 p.m. until 11:00 p.m.

REVISIONS TO 1994-95 CITY OPERATIONS AND MAINTENANCE BUDGET:

The City Manager said on May 3 the Council received the budget document for the 1994-95 Fiscal Year, and went through a series of meetings to deal with a number of tough issues. On June 21 the Council adopted the FY 1994-95 Operations and Maintenance Budget on a preliminary basis; however there are a number of items of a smaller nature that need to be cleaned up in different areas of the budget. Acting Finance Director Rosemary Abrahams outlined the modifications to the budget in the staff report, and the City Manager reviewed the changes.

On motion of Council Member Rominger, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the revisions to the 1994-95 Operations and Maintenance and Budget as proposed in the staff report (attached as Exhibit B).

<u>COMMITTEE FOR USE OF FORMER PARK AND RECREATION ADMINISTRATION</u> BUILDING:

Parks and Recreation Director Tim Barry said several months ago when the Council approved the remodeling project for the new Parks and Recreation Department office at 1122 Main Street, the Council discussed the reuse of the old Parks and Recreation Department administrative office at 1017 Main Street. He recommended that the Council appoint a committee to first determine the criteria and parameters for use of the old facility and that a request for proposals go out. The proposals will then be evaluated and a recommendation will be presented to Council for the use. He recommended one member each from the Parks and Recreation Commission, Commission on Aging, and Child Care Commission to serve on the committee as well as two members who are business owners bordering Freeman Park and one member from the Chamber of Commerce. He advised Council of one parameter in the form of a quitclaim deed from the State of California for the property placing a condition on the property that it shall be used only for park and recreation purposes. The condition of the quitclaim deed runs for 25 years ending in 1999.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved the appointment of a committee composed of one member of the Parks and Recreation Commission, one member of the Child Care Commission, one member of the Commission on Aging, two business owners bordering Freeman Park, one representative from the Chamber of Commerce and one representative from the Downtowners to review and make recommendations for the use of the former Parks and Recreation Department Administration Building, 1017 Main Street, and requested that each group represented submit their recommendations to the Parks and Recreation Department for Council approval.

BOARD MEMBERSHIP TO RECLAMATION DISTRICT NO. 2035:

Mayor Sandy said a member of Reclamation District No. 2035 Board requested that the board membership issue be pulled from the Council's agenda so that the Board has time to discuss the matter with the City. No Council action was taken.

ADJOURNMENT:

At 10:53 p.m. the Council meeting was adjourned.

 City Clerk of the City of Woodland