

Council Chambers  
300 First Street  
Woodland, California

April 5, 1994

The Woodland City Council met in regular session at 7:30 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

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: Rominger, Flory, Sandy, Slaven

COUNCIL MEMBERS ABSENT: Crescione

STAFF PRESENT: Kristensen, Ruggiero, Hanson, Murphy, Ostebo, McDuffee, Bryan, Gatie, Wegener, Barry, Buchanan, Moutinho, Smith, Ponticello, McDuffee

MINUTES:

On motion of Council Member Sandy, seconded Council Member Flory and carried by unanimous vote, the City Council approved the minutes of the regular meeting of January 4, 1994, and adjourned meeting of March 22, 1994, as prepared (Council Member Slaven abstained from approval of March 22 minutes).

COMMUNICATIONS:

1. From the Independent Cities Association a letter was received urging the City to oppose AB 3156 and AB 3721 which will remove the right of cities to provide emergency ambulance service without approval of the Board of Supervisors. No Council action was taken.

2. From the California Public Utilities Association a notice was received advising of Pacific Gas and Electric Company's application to change a performance-based revenue mechanism and to create a large electric manufacturing customer class. No Council action was necessary.

3. From Maryann Youngblood a letter was received expressing concerns about the elimination of a crossing guard position at Whitehead School. No Council action was taken.

4. From Mike Hawkins a letter was received in opposition to additional taxes. No Council action was taken.

5. From Tino Noriega, Superintendent, Woodland Joint Unified School District a letter was received requesting that the City form a Crossing Guard Maintenance District as recommended by the Safe School Crossing Task Force.

Mayor Rominger asked the City Attorney for a clarification on the revised Brown Act (open meeting laws) with respect to issues presented under communications on the agenda.

City Attorney Bob Murphy said the Council has much more authority to react to the items than previously. He said the Council can comment on the items presented and members of the audience can give comments. Council can also direct staff to follow up on the items, but the Council cannot actually dispose of an item other than what is recommended on the agenda itself.

Mayor Rominger asked what the Council would like to do with the request from the School District.

Council agreed to discuss the request at the April 26, 1994, Council meeting.

#### COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of January 24, February 14 and 28, 1994. No Council action was necessary.

2. From Fire Chief John Buchanan a report was received transmitting the minutes of the Yolo County Communications and Emergency Services Agency meeting of February 2, 1994. No Council action was necessary.

3. From City Manager Kris Kristensen a report was received transmitting the minutes of the Yolo County Transit Authority Board meeting of February 23, 1994. No Council action was necessary.

4. From Parks and Recreation Director Tim Barry a report was received summarizing action taken at the Commission on Aging meeting of March 8, 1994. No Council action was necessary.

5. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historical Preservation Commission meeting of March 10, 1994. No Council action was necessary.

6. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Tree Commission meeting of March 14, 1994. No Council action was necessary.

7. From the Community Development Director a report was received transmitting the minutes of the Community Based Organization committee meeting of March 14, 1994.

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council set April 26 and May 3, 1994 hearings to consider the use of 1994-95 Community Development Block Grant funds.

8. From the Parks and Recreation Director a report was received summarizing action taken at the Parks and Recreation Commission meeting of March 16, 1994. No Council action was necessary.

9. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of March 17, 1994, as follows:

a. Commission received a report on what the City can do regarding boarded windows. Commission directed staff to amend the Downtown Specific Plan so that the City could require that either the glass be replaced or that the plywood panels be painted to match the building.

b. Commission held a study session on the General Plan and discussed the needs and amenities which it sees the City needing over the next 20 years.

10. From the Community Development Director a report was received summarizing action taken at the Historical Preservation Commission meeting of March 24, 1994. No Council action was necessary.

11. From the Community Development Director a report was received giving Council a progress report on the Yolo County Habitat Management Program. No Council action was necessary.

#### PUBLIC COMMENT:

Peggy Witham announced that an Arbor Day celebration will take place on April 30, 1994, beginning at the Courthouse lawn at 10:00 a.m. and ending at 2:00 p.m.

Mayor Rominger thanked Al Beard and Dudley Holman for serving as camera operators.

#### PROCLAMATION - NATIONAL LIBRARY WEEK:

Library Services Director Marie Bryan reported on the activities of the Library and the receipt of a certificate of appreciation and commendation from the State Librarian.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council proclaimed April 17-23, 1994, as National Library Week.

Mayor Rominger presented the proclamation to the Library Services Director.

HEARING - APPEAL OF CAROLYN MAPLES AND BARBARA FRIANT:

Mayor Rominger reported that the first of six public hearings scheduled for this meeting is to consider an appeal filed by Carolyn Maples and Barbara Friant regarding the Planning Commission's denial of their request for replacement of a ground sign for The Utter Place, 314 West Street.

Planning Technician Paul Hanson reported that the new owners of The Utter Place are appealing the Planning Commission's February 17, 1994 action denying the replacement of the ground sign cabinet at 314 West Street, the Old Foster Freeze. He said the ground sign cabinet was for an out of business Foster Freeze which was installed back in the early 1960's. The sign was an illegal nonconforming sign because it extended in to the public right-of-way by three (3) feet and was not brought into compliance by June 30, 1982. After the Planning Commission denied the request for the replacement sign the new owners removed the old Foster Freeze sign cabinet from the pole. The new owners, he said, still request that they be able to replace the sign cabinet with their new business sign cabinet, "The Utter Place", keeping the same dimensions as the old Foster Freeze sign cabinet. This sign, if approved, would also extend into the public right-of-way by three (3) feet and would still be an illegal non-conforming sign. He said staff recommends that the City Council uphold the decision of the Planning Commission and deny the appeal for the replacement of the illegal nonconforming ground sign cabinet.

Mayor Rominger opened the public hearing.

Carolyn Maples, appellant and partner in The Utter Place, said when she and her sister purchased the Foster Freeze business it was still in operation. She said they changed the name and did not need the Foster Freeze sign. She said the sign has been broken for some time, and she removed the sign because Foster Freeze International threatened to sue because they still had the sign up. She said they feel as a new business they are trying to comply with the ordinances and City requirements. Unfortunately, she said, they do not have any place to move the sign from where it is now. She said their business sits back on the property away from West Street and cannot be seen from Court Street or Main Street. She said when they originally talked to City staff about the sign they were not informed that it was a nonconforming sign. She said the City Code defines the public right-of-way as being at the curb, and the sign is not at the curb, only partially over the sidewalk. She said they could not flag the sign because the sign is too large, and she said she called prior to purchasing the business to inquire if there were any nonconforming problems on the property. She said she felt the City was familiar with their location, and she ordered the new sign. After she took the blueprints to City Hall she was advised that she had a nonconforming sign, and now has a \$3,000 sign which she cannot use. She said the sign is not too high and not oversized. She said

she was advised that the sign ordinance was passed in 1974 providing that signs cannot protrude over the sidewalk. The ordinance provides a time limit of eight years for all of the businesses to conform to the ordinance, but at this point the ordinance has not been enforced. She said she felt they were being singled out as a new business and felt they were trying to comply.

There being no further comments, the hearing was closed. After some discussion the following action was taken:

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council upheld the decision of the Planning Commission and denied the appeal for the replacement of the illegal nonconforming ground sign cabinet for The Utter Place, 314 West Street, based on the following findings:

1. No permit to change copy shall be issued in order for a new business to utilize an existing nonconforming sign (Woodland Municipal Code Section 25-24-60(b)(2).
- 2.A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property (Woodland Municipal Code Section 25-28-30(e).

#### HEARING - HUD SECTION 108 LOAN FOR HOTEL WOODLAND REHABILITATION:

Mayor Rominger said the second public hearing scheduled is for the purpose of considering the request of Community Housing Opportunities Corporation (CHOC) that the City apply for a HUD Section 108 loan for rehabilitation of the residential portion of the Hotel Woodland.

Council Member Flory left the Council Chambers at 8:24 p.m. stating that he has a conflict of interest regarding the Hotel Woodland.

Senior Planner Howard Nies said CHOC is requesting that the City apply for a Section 108 Loan with the Federal Government to use Community Development Block Grant (CDBG) funds. Section 108 provides the communities with front end financing for large scale physical development projects which cannot be financed from annual Block grant funding. He said staff recommends approval of the request and that the City commit \$1,000,000 in CDBG funds over the next four years beginning in 1995 with an annual commitment of \$250,000. He said staff feels the City can handle that and still provide the administration of the CDBG program and fund the Community Based Organizations (CBO's) for those four years. Staff also recommended that the City Manager enter into an agreement with CHOC granting CHOC a deferred loan for rehabilitation of the Hotel Woodland.

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

Resolution No. 3798:

On motion of Council Member Slaven, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3798 authorizing the City Manager to apply for a HUD Section 108 Loan for the Hotel Woodland; and City Council authorized the City Manager to sign an agreement with Community Housing Opportunities Corporation (CHOC) granting CHOC a deferred loan for rehabilitation of the Hotel Woodland.

Council Member Flory returned to the Council Chambers at 8:37 p.m.

HEARING - TRANSFER OF CDBG FUNDS TO FREEMAN PARK IMPROVEMENTS:

Mayor Rominger said the third public hearing scheduled is to consider transferring \$15,000 in 1993-94 Community Development Block Grant (CDBG) funds from the Rehabilitation Principal Return to the Freeman Park Playground Equipment Program.

Senior Planner Howard Nies reported that the Parks and Recreation Department is requesting \$15,000 for playground equipment in Freeman Park and staff recommends approval of the request.

Mayor Rominger opened the public hearing.

Janie Gonzales, representing Friends of Freeman Park, urged the Council to approve the transfer of funds. She thanked staff for efforts to improve Freeman Park.

There being no further comments, the hearing was closed.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the transfer of 1993-94 Community Development Block Grant funds in the amount of \$15,000 from the Rehabilitation Principal Return (Income) to the Freeman Park Playground Equipment Program.

HEARING - UPDATE ON DEVELOPMENT FEES:

Mayor Rominger said the fourth public hearing scheduled is to consider an update on development fees. She said that in November of 1991 the Council adopted the City's current development fee program along with a set of administrative guidelines. These guidelines specify, among other things, that periodic updates of the development fees shall occur to account for inflation and changes in the cost estimates or timing of projects.

She said before the Council at this time is the first "update" since the program began. The process of updating the Major Projects Financing Plan began with reviewing and

making adjustments to the staging of all projects. Since development has not occurred at the rate originally anticipated, the year in which certain projects are needed has changed. The revised project staging is based on new growth projects and consultation with the responsible departments. Cost estimates were then reviewed for projects scheduled in the near future. Where current information deviated from original estimates, the project costs were revised. All other project cost estimates were increased by an inflation factor of 1.0905%. All of these along with the resulting proposed development fees were contained in the staff report.

Director of Public Works Gary Wegener was available for questions from Council. He said major issue in the update was the fact that the parks and recreation fees were considerably below what the bids were so they have been adjusted upward.

Mayor Rominger then opened the public hearing.

John Tallman of Morrison Homes said in general he did not want to speak in opposition to this issue but he asked procedurally if the Council will take final action at this meeting. He said he would like to work with staff on some questions regarding potential overlap with some additional projects, specifically park frontage now being a part of the park fee component. He said in the Southeast Area the park frontages are part of the Community Facilities District No. 1 fee, and he said this leaves some questions that may need to be resolved by Council. He said he did not intend to delay the process but just wanted some additional information.

The City Manager suggested that if there are no further objections, the Council take action at this time. He said there is nothing stopping the Council from making some modifications at a later date. He said his concern is that there is a 60 day period from the adoption of the resolution on the fees to the effective date.

There being no further comments, the hearing was closed.

Resolution No. 3799:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3799, "Resolution of the City Council of the City of Woodland Imposing Capital Improvement Facilities Fees for General City, Fire, Library, Parks and Recreation, Police, Wastewater, Water, Storm Drainage and Road Improvements."

HEARING - 1994 CLEAN LOT PROGRAM:

Mayor Rominger said the purpose of the fourth public hearing was to receive comments on the 1994 Clean Lot Program and direct the Fire Chief to cause the clearing of lots.

Fire Division Chief Dave Ostebo said to date the lots that need to be cleaned of weeds have been identified and all property owners have been notified. The Council previously adopted resolutions declaring that the weeds on certain parcels throughout the City are a public nuisance and a fire hazard. He said following the public hearing Council will be asked to adopt a resolution to allow the Fire Department to proceed with the abatement process and accounting process. May 1 is the deadline for removing weeds. If the property owners do not clear the weeds from their property, a contractor will clear the weeds.

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

Resolution No. 3800:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3800 authorizing the Fire Chief of the City of Woodland to cause the abatement of weeds and directing the Fire Chief to keep an account of the cost of said abatement.

HEARING - WALGREENS DEVELOPMENT AGREEMENT:

Mayor Rominger said the sixth and last public hearing scheduled is to consider approval of a Walgreens development agreement.

Community Development Director Janet Ruggiero said on December 21, 1993 Council authorized preparation of a development agreement to incorporate certain requests from Walgreens as well as certain requests from the City of Woodland. She said Council received a copy of the draft agreement, and the Council is required to hold a public hearing on the agreement. She said an ordinance to implement the agreement will come to the Council at a later date.

Mayor Rominger and Vice Mayor Sandy inquired about the provision in the draft agreement that logos are not allowed. The Community Development Director said she would report back to Council at a later date regarding this provision.

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

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the Development Agreement with Walgreens.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 8:44 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 8:50 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 Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council approved the following Consent Calendar items:

BID CALL FOR COMMUNITY FACILITIES DISTRICT NO. 1 CONSTRUCTION:

The City Council authorized the Public Works Director to advertise for bids to construct the Gibson Ranch Community Facilities District Phase 1 infrastructure improvements.

MELLO ROOS GOALS FOR COMMUNITY FACILITIES DISTRICT NO. 1:

The City Council approved the goals and policies for the use of Mello-Roos Community Facilities District No. 1 financing for public infrastructure.

PROCLAMATION FOR FAIR HOUSING MONTH:

The City Council proclaimed April 1994 as Fair Housing Month.

RESOLUTION NO. 3801 - ABANDONMENT OF PORTION OF COUNTY ROAD 23:

The City Council adopted Resolution No. 3801, a Resolution of Intention to Vacate a portion of County Road 23 and setting an April 26, 1994 hearing to consider the abandonment.

PROCLAMATION FOR MONTH OF THE YOUNG CHILD:

The City Council proclaimed April 1994 as Month of the Young Child and April 23, 1994 as "Family Fun Day."

SUPPLEMENT TO ANNEXATION AGREEMENT WITH SWEETWATER ENTERPRISES, COLLEGE PARK PROPERTY OWNERS AND CITY:

The City Council authorized the City Manager to execute the supplement to the Annexation Agreement with Sweetwater Enterprises, College Park Property Owners and the City of Woodland for the Development of College Park No. 2.

FINAL MAP FOR NORTH PARK UNIT 5B:

The City Council approved the Final Map and Subdivision Improvement Agreement for Subdivision No. 4147, also known as North Park Unit 5B (north of Kentucky Avenue and east of County Road 98).

FINAL MAP FOR COLLEGE PARK UNIT 2:

The City Council approved the Final Map and Subdivision Improvement Agreement for Subdivision No. 4117, also known as College Park II (south of Kentucky Avenue and east of North College Street).

PURCHASE OF PORTABLE RADIOS FOR POLICE DEPARTMENT:

The City Council authorized the sole source purchase of portable radios equipped with encryption modules for the Police Department.

UPDATED JOB DESCRIPTIONS FOR POLICE CAPTAIN/LIEUTENANT:

The City Council approved updated job descriptions for Police Captain and Police Lieutenant.

DONATION OF RESPONSE VEHICLE FOR SWAT TEAM:

The Council received a report from the Police Chief advising of the donation of a response vehicle from the Department of Forestry for the SWAT Team.

REGULAR CALENDAR:

CITY-WIDE LIGHTING AND LANDSCAPING DISTRICT:

City Manager Kris Kristensen summarized where the City stands with respect to the proposed City-wide Lighting and Landscaping District and the City budget situation. He said staff needs direction on what approach the Council would like to take with regard to the proposed District.

Director of Public Works Gary Wegener said staff's major concern is that to date there has not been a full public discussion of the pros and cons to the proposed Lighting and Landscaping District. He said public meetings are planned after this stage and letters were sent to about 30 service groups for department heads to make presentations regarding the issues.

The City Manager said presentations will also be made to the various City boards and commissions. He said at this point there have been more questions than expressions of opposition or support.

The Director of Public Works said the Lighting and Landscaping District is an alternative which can be structured to vary the scope of work and to ease the impact of certain services on the City's general fund. With regard to a County wide transportation authority which provides for a one-half cent sales tax typically this mechanism could be used County-wide for transit requirements and would not be controlled by the City. Another option discussed was a City-wide sales tax. He said this has been investigated but is not possible. The law does not allow cities or counties to levy a sales tax for general purposes, and the City has no authority to increase sales tax. Counties have limited authority to enact sales tax for certain specific purposes. He said the proposed Lighting and Landscaping District is structured to include a wide variety of choices and the residential rate is \$5.00 per month. He said he is particularly concerned with the pavement issue. If the roadways are not taken care of at the opportune time when overlays can be done at \$100,000 per mile, a delay will cost five times that amount. He said if the Council does not proceed with the district this year, the Council will be discussing the same issues next year.

The Council invited comments from the audience, and the following persons spoke: Wayne Berlin, Erik Neese, Pat Barker, Ken Sasser, Bob Day, Virginia Day, Les Toland, Kris Brookman, Carla Chase, Georgia Cochran, Kayla Davis, Terry March, Debbie Storz, Skip Davies, Tom McCrackin, Clay Cochran, John Hunter, and Tom March.

Council thanked the audience for their comments. Council expressed concerns that the proposed commercial and industrial fees were too high, that the issue of fixed income has to be addressed, and that the lighting and landscaping district needs to be less complex. Council Member Flory said the Parks and Recreation Commission should be coming forth with some comments on where they feel cuts should come.

The City Manager said all of the commissions will have an opportunity to discuss what cuts they feel would be appropriate to deal with the FY 1994-95 Operations and Maintenance Budget. He said staff will report to the Council on May 3, 1994 with a proposed Resolution of Intent to form the district.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized staff to proceed with the Engineer's Report related to the proposed Lighting and Landscaping District at a cost not to exceed \$13,000.

**Council took a recess from 10:18 p.m. until 10:29 p.m.****VOLKL PROPERTY/STORM WATER DETENTION FACILITIES:**

Assistant Engineer Ken Zeier reported that the City's Storm Drainage Master Plan, 1987, identified the need for a 100 acre foot storm water detention basin. The basin was to be located at the end of a future storm water pipeline which would parallel the north side of Kentucky Avenue. The pipeline would primarily serve new development with a corridor between Kentucky Avenue and I-5, beginning at County Road 98 and extending to the vicinity of State Route 113. In December of 1992 Leo and JoAnn Volkl sent a letter to the City offering to sell a part of their parcel which is the subject site to the City for storm drainage purposes. The Public Works Department concluded that it was feasible to situate a pond on the site. The Council authorized a study in January of 1993 to characterize the fill material that had been placed on the Volkl's property, a former borrow pit. The Council felt that the status of the fill material would be a concern at any future LAFCO hearings regarding annexation of the site. The study was supposed to answer the question of whether or not fill material contained anything at levels considered hazardous by the State of California. He said the report prepared by Raney Geotechnical concludes that there are no problems with the fill material that has been hauled in. The feasibility determination and the characterization study laid the foundation for a plan and design phases for a storm drainage detention basin. The next phase in the process of planning a basin is appraising the value of the land. One alternative would require about 15 acres and would be located on the north half of the parcel owned by the Volkls. A second basin alternative would use 22 acres. It would primarily use land owned by the Volkls, as in option one plus eight acres of land now purchased back from the Volkls by Mr. Merrill Dubach. The City does not need the detention basin at this time, but the development of the property is affected by the fact that it is identified in the City's Storm Drain Master Plan as a future detention basin.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council received the Raney Geotechnical report regarding fill materials on the Volkl property and authorized staff to obtain property appraisals on prospective storm drain detention basin sites and conduct preliminary negotiations with the property owner.

**PIRMI REQUEST FOR CITY WATER AND SEWER SERVICE:**

The City Manager said in June of 1993 Council was approached by PIRMI (Pacific Industrial Rice Mills) to review their request to extend City water service to their plant on Kentucky Avenue. The provision of water services was an issue because the plant is currently outside the City limits, and PIRMI has been going through the process for two years of proceeding with annexation of their facility. PIRMI requested water service just to hook up for emergency services. Council

approved that request, but subsequent to that request PIRMI reevaluated and determined it would be less expensive in the long run to hook up entirely with water and sewer now rather than just for fire sprinkler purposes. He said staff indicated it would be supportive of that concept. He said staff recommends conceptual approval of PIRMI'S request for City water and sewer service prior to annexation with the following conditions: (1) PIRMI agrees to file its petition for annexation and diligently pursue its annexation application in conjunction with the Volkl property; (2) PIRMI agrees to pay all applicable water and sewer fees; (3) PIRMI agrees to extend all necessary lines in compliance with all applicable City standards and specifications; (4) City agrees to allow reimbursement back to PIRMI for the utility improvements from adjacent property owners at such time as the adjacent property owners are annexed and receive such services; (5) PIRMI agrees to pay their proportionate fee for consulting services necessary for property tax split negotiations with the County, and City agrees to reimburse that amount to PIRMI following its annexation; and (6) PIRMI secures LAFCO approval for the extension of City domestic water and sewer services prior to annexation as required by law. The City would support this request of LAFCO.

Steve Taylor, General Manager of PIRMI, and PIRMI's legal representative Karen Diepenbrock spoke to the Council concerning their request.

Council Member Flory said he has a concern with condition number 5 above regarding reimbursement of their share of the fees in negotiating the property tax split. He said the amount the City would be asking for is small, and reimbursement sets a bad example for any future annexations.

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by the following vote, the City Council conceptually approved the extension of full City water and sewer service to Pacific Industrial Rice Mills, Inc., (PIRMI) prior to annexation to the City and directed staff to prepare a related agreement for subsequent Council approval:

AYES: COUNCIL MEMBERS: Sandy, Slaven, Rominger  
 NOES: COUNCIL MEMBERS: Flory  
 ABSENT: COUNCIL MEMBERS: Crescione

#### INITIATION OF ANNEXATION NEGOTIATIONS:

Mayor Rominger said she has a conflict of interest with regard to the Spreckels property and left the meeting. Vice Mayor Sandy conducted the meeting for this agenda item.

The City Manager explained four different proposals for annexation: (1) the 44-acre Volkl/PIRMI properties; (2) the 18 acre North Kentucky Partners/Gorman properties; (3) the 200 acre Spreckels properties; and (4) the Barnard properties at

the southeast portion of the Interstate 5/West Street interchange.

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

On motion of Council Member Slaven, seconded by Council Member Sandy and carried by the following vote, the City Council authorized staff to commence property tax negotiations with the County of Yolo for the proposed annexation of the Volk/PIRMI properties, the North Kentucky Partners/Gorman commercial properties, the Spreckels properties, and the Barnard properties; and the City Council approved a contract with Economic and Planning Systems of Sacramento for financial services associated with these annexation negotiations:

AYES: COUNCIL MEMBERS:	Sandy, Slaven
NOES: COUNCIL MEMBERS:	Flory
ABSENT: COUNCIL MEMBERS:	Crescione
ABSTAIN: COUNCIL MEMBERS:	Rominger

Mayor Rominger returned to the meeting.

#### HABITAT MANAGEMENT PROGRAM:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the Management Authorization (agreement) for Urban Development for the Habitat Management Program.

#### FREEWAY CORRIDOR PLAN:

Associate Planner Colleen McDuffee reported on the I-5 Corridor Landscape Plan which evolved into a plan entitled "The Major Corridors Development Plan." She outlined two options: (1) hold a public hearing to consider adoption of the Major Corridors Development Plan; or (2) set aside the Major Development Plan indefinitely and work with developers on a case by case basis.

After some discussion, the Council took the following action:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council agreed to set aside the Major Corridors Development Plan indefinitely, and agreed to continue the current policy of the Community Development Department working with developers on a case by case basis.

#### SMOKING CONTROL TASK FORCE REPORT:

The City Manager reviewed the meetings held with the Task Force which was considering possible smoking controls in the community. The members of the Task Force were: Elaine Rominger, Mayor; Stephanie Gotthardt; Jim Piazza; Velma Stepp; Bill Flynn; Jim Morrison; and Hugo Rodriquez. With the exception of one member, the Task Force unanimously agreed to recommend that the City Council prepare and adopt a City-wide ordinance to: (1) require that vending machines with tobacco products be placed in establishments such that minors are unable to achieve access to them; (2) prohibit smoking with the confines of organized outdoor youth sporting events; (3) require all businesses to post signs for customer and employee viewing at all entry ways indicating whether the establishment permits smoking provides a non-smoking section or area; or prohibits smoking; specific criteria to define non-smoking section will need to be determined; specific criteria on the wording and minimum sign size to be determined; home occupation businesses would be exempt from this requirement; and (4) violations of this ordinance would be considered an infraction of the City Code subject to designated fines therein.

**On motion of Council Member Flory, seconded by Council Member Sandy and carried, the City Council extended the meeting from 11:30 p.m. until 12:00 a.m.**

Council Member Flory said he did not support recommendations 2 and 3 above.

On motion of Council Member Slaven, seconded by Mayor Rominger and carried by the following vote, the City Council received the Smoking Task Force Report and scheduled the Report for consideration at the April 26, 1994 Council meeting:

AYES: COUNCIL MEMBERS: Sandy, Slaven, Rominger  
 NOES: COUNCIL MEMBERS: Flory  
 ABSENT: COUNCIL MEMBERS: Crescione

WATER RESOURCES ASSOCIATION OF YOLO COUNTY DUES:

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved payment of the City's six month dues to the Water Resources Association of Yolo County in the amount of \$3,216.21 from the Conaway donation in the City's Water Fund.

YOLO SOLANO AIR QUALITY MANAGEMENT DISTRICT BOARD:

Mayor Rominger reported on the effort to provide City representation on the Yolo Solano Air Quality Management District Board of Directors. She said the

Council authorized her to act on its behalf at the Mayor/Vice-Mayor meeting and work toward city representation on the Air Board. She said a meeting was held last week. The agencies in Yolo County agree to a formula for the split in the vote, and the representatives from Solano agree with the concept but do not agree on the split. The cities of Yolo County are suggesting that the Board be a total of 12 members, six members of the Counties of Yolo and Solano and six members of the Cities of Yolo County and Solano County. Yolo County representatives also are suggesting that each member on the Board gets one vote. She said there is disagreement with city representation between Solano and Yolo. The Yolo County cities were looking at population, and Solano County cities want six city representatives but wanted at least three from Solano County. She said this did not work out for Yolo County with the population figures. She said the agency representatives are close to reaching agreement at this time.

COURT LIAISON FOR POLICE SERVICES:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the City of Woodland Chief of Police to enter into an agreement with the Cities of West Sacramento Police Department, Davis Police Department, Winters Police Department and the University of California Davis Police Department to share the cost of two 1,000 hour (part-time) positions. These positions will be assigned as Court Liaison Officers.

ASSET SEIZURE AND FORFEITURE FUNDS TO PURCHASE VEHICLE:

**Council Member Flory left the meeting at 11:50 p.m.**

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized the Police Department to use Asset Seizure and Forfeiture Funds to purchase DARE program vehicle.

WATER WELL FOR COMMUNITY FACILITIES DISTRICT NO. 1:

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized the Director of Public Works to enter into contracts as required for the design and construction of a groundwater well in the Gibson Ranch Community Facilities District No. 1 (CFD) at a total cost not to exceed \$310,000.

HISTORICAL PRESERVATION AND TREE COMMISSION APPOINTMENTS:

On motion of Council Member Sandy, seconded by Council Member Slaven

and carried by unanimous vote, the City Council appointed Randall Pack and Frank Corona as members of the Historical Preservation Commission for terms ending December 31, 1997; and appointed Ginger Minney as a member of the Tree Commission for a term ending December 31, 1997.

ORDINANCE NO. 1246 - NEW THEATERS ONLY IN DOWNTOWN:

On motion of Council Member Slaven, seconded by Council Member Sandy and carried by the following roll call vote, the City Council adopted and read by title only Ordinance No. 1246 amending the Zoning Ordinance to allow new theaters only in the Downtown area:

AYES: COUNCIL MEMBERS: Sandy, Slaven, Rominger  
NOES: COUNCIL MEMBERS: None  
ABSENT: COUNCIL MEMBERS: Crescione, Flory

ADJOURNMENT:

At 11:56 p.m. the Council meeting was adjourned.

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City Clerk of the City of Woodland