

Council Chambers  
300 First Street  
Woodland, California

August 4, 1993

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

PLEDGE OF ALLEGIANCE:

Mayor Rominger 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, Crescione, Sandy, Slaven, Flory  
(arrived at 7:40 p.m.)

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Nies, Finan, Wegener, McDuffee, Barry, Zeier,  
Ahlgren

MINUTES:

There were no minutes submitted for Council approval.

COMMUNICATIONS:

There were no communications received since the July 20, 1993 Council meeting.

COMMITTEE REPORTS:

1. From Chief of Police Bob McDonell a report was received transmitting the minutes of the Yolo County Communications Emergency Services Agency Board meeting of June 11, 1993. No Council action was necessary.

2. From Finance Director Peter Woodruff a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority meeting of June 30, 1993. No Council action was necessary.

3. From Parks and Recreation Director Tim Barry a report was received summarizing action taken at the Child Care Commission meeting of July 7, 1993. No Council action was necessary.

4. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of June 7 and 21, 1993. No Council action was necessary.

5. From Parks and Recreation Director Tim Barry a report was received summarizing action taken at the Parks and Recreation Commission meeting of July 14, 1993. No Council action was necessary.

6. From Parks and Recreation Director Tim Barry a report was received summarizing action taken at the Commission on Aging meeting of July 13, 1993. No Council action was necessary.

7. From Assistant City Manager Kristine O'Toole a report was received transmitting the minutes of the Woodland Access 43 meeting of July 14, 1993. No Council action was necessary.

8. From City Manager Kris Kristensen a report was received transmitting minutes from the Chamber/City 2 x 2 meeting of July 14, 1993. No Council action was necessary.

9. From Community Development Director Janet Ruggiero a report was received transmitting minutes from the Southeast Area Finance Committee meeting of July 14, 1993. No Council action was necessary.

10. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of July 15, 1993, as follows:

a. Commission approved Tentative Parcel Map No. 4133 (Fowler Project) located at 620 Community Lane; a proposed land division for three duplex parcels on 20,196 square feet of land area. A categorical exemption was certified as a minor land division in an urban area.

b. Commission continued action on the College Park II project to August 5, 1993, at 8:00 p.m.

PUBLIC COMMENT:

Sharon Davis reported to Council that she was not notified of a bicycle accident on July 23, 1993 involving her 11-year old son. She said she was upset and concerned that the accident with her son was so serious that he was thrown into the windshield of the vehicle involved in the accident and broke the windshield. She said his injuries were minor but felt she should have been notified. Mayor Rominger said she spoke with the City Manager, and he will look into the incident.

Shawn Barron spoke on behalf of Mrs. Davis, and she stated that she felt parents should be notified when a child is injured. She said she hoped the budget cuts the City is experiencing will not affect the safety of children.

**Council Member Flory arrived in the Council Chambers at 7:40 p.m.**

Tom Vail, Woodland resident, advised that the Woodland Rotary Club and Woodland Health Care are selling bicycle safety helmets for \$15.00 each. He said he felt parents should live up to their responsibilities and make certain that all children wear helmets. He said parents should do all they can before asking the City to do something.

Mayor Rominger reported that last night, August 3, 1993, was National Night Out and was a very successful event. This program brings to the community's attention efforts in crime prevention. She thanked Leilani Carter, other Police Officers and Neighborhood Watch block captains for organizing the event.

Mayor Rominger reminded the viewing audience about cruise night to be held on Saturday evening, August 7, 1993. She then thanked camera operators Ben Morgan, Dudley Holman and Steve Borchard.

**PRESENTATION - YOUTH FORUM REPORT:**

Mel Losoya, Assistant Chief Probation Officer for the County of Yolo, reported to the Council on the results of the Community Youth Forum held at the Woodland High School on Saturday, May 1, 1993. He said there were about 50 participants at the forum discussing why gang related behavior is occurring and looking into how to solve the problem.

**PRESENTATION - PROPOSED COUNTY LANDFILL FEE INCREASE:**

Tamara Bowcutt, Assistant Director of Public Works for Yolo County, reported on the proposed landfill fee ("tipping" fee) increase effective October 1, 1993. She said the fee will increase from \$30 to \$36 per ton. The bulk of the fee increase is the result of State mandated programs. She then used an overhead projector to show the fee structure. For Woodland residents the increase represents approximately \$1.26 more per month for garbage service beginning October 1.

**HEARING - DOWNTOWN SPECIFIC PLAN:**

Mayor Rominger said the first public hearing scheduled is a continued public hearing on the proposed Downtown Specific Plan.

Associate Planner Colleen McDuffee reported that as a result of past Council comments some suggested changes have been prepared by staff for the Plan, and she outlined the changes. She said many revisions deal with the land use matrix.

Mayor Rominger opened the public hearing.

Tom Stallard, Louis Anderson, Peter Holmes, and Bud Fisk offered comments on the Plan.

There being no further comments, Mayor Rominger closed the hearing.

Council Member Crescione said he walked the entire site of the Downtown Specific Plan Area to see what changes could be justified. He said he feels the site is so small that there are really no significant, unsolvable problems. He said he still, however, has concerns regarding the police station location, and cleaning up some parcels. He said he felt the seed was planted too early regarding one-way streets in the Plan Area. He said a well-structured parking district needs to be formed.

Council Member Flory said he is concerned with the one-way street issue, but he said he felt the issue will work its way out. He said the City needs a strong parking district downtown. He said the responsibility of funding the parking district lies with the property owners, especially in view of the City's current financial position. He said he was not in support of diagonal parking on Main Street, but he said the issue will be debated before that change is made. He said consultants have been hired to determine what the needs of the downtown are and what we should be doing. He said this time a community effort was organized with a good mix of community people on the Downtown Specific Plan Area Study Committee. He said this time the Committee has developed a Plan which he can live with.

Council Member Slaven said the one-way streets and the location of the police station are the big items in the public's mind, but he said there are many other elements which are equally important. He said the issue of one-way streets was discussed in 1970 and as far back as 1956. He said Specific Plan points out that the timing of when the one-way couplet should be implemented is crucial. Before the conversion of one-way streets there must be an increase in downtown economic vitality. Premature conversion to the one-way couplet could have a negative impact on existing businesses and the attraction of new businesses. He asked about the area of Fourth Street near Main Street (Area E of the Plan) and the concept of providing a mixed use of commercial and residential and planned unit development. He said the Plan indicates that commercial uses will be located between Sixth Street and the Railroad, and he said residents on Fourth Street are concerned with the area west of Sixth Street which is proposed for medium density residential uses with a density of 15 units per gross acre and would provide a transition area to the existing historic neighborhood.

Tom Stallard, Chairman of the Downtown Specific Plan Study Committee, said at 15 homes per acre the maximum of the entire area from Main Street to the end is only 20 acres, and the Committee never envisioned the whole area being housing. He said Area E has a row of houses on one side of the street that goes to half of the block, so there was a concern for buffering the housing north-south and some east-west between other uses that may occur in Area E. He said 15 units to the acre means not more than 45 to

60 housing units for this area (approximately 3 acres).

Vice Mayor Sandy said he supported the Plan.

Mayor Rominger said she still does not like one-way streets but felt it is time to adopt the Plan. She said she felt one of the biggest changes for the downtown area will be second and third story residential units. Another area to look at, she said, is parking districts and parking management plans which will bring more people into the downtown. She said the alcohol ordinance discussed previously will make a difference for the downtown area.

Council Member Crescione asked if the Council could approve the Plan but include its reservations regarding certain elements of the Plan. He said the minutes should state that the Plan was received well by the Council with the exception that there were concerns about the proposed one-way streets and diagonal parking.

Vice Mayor Sandy said the Plan should be allowed to proceed and let a future Council make up its own mind. He said conversion to a one-way street is always going to be controversial.

The City Manager said the minutes of this meeting will reflect the Council's concern, and he said a future Council deciding the issue of one-way streets and the location of the police station will see that controversy instantly.

Resolution No. 3749:

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted Resolution No. 3749 adopting the Downtown Specific Plan with changes noted in Exhibit A; and directed staff to implement the following changes in the Zoning Ordinance as part of implementing the Downtown Specific Plan:

- a. Rezone property within Specific Plan Area to a new "downtown zone" that will be created.
- b. Establish the Zoning Administrator permit process.
- c. Amend Alcohol Ordinance to delete requirement that all alcohol-related uses must be 500 feet from other such uses.
- d. Revise provisions regarding signs.
- e. Delete theaters from C-2 and C-3 zones.

HEARING - AMENDMENT TO 1993-94 CDBG FUNDING:

Mayor Rominger said the second public hearing scheduled is for the purpose of amending the 1993-94 Community Development Block Grant (CDBG) funding for Community Based Organizations (CBO's).

Senior Planner Howard Nies said Diogenes has withdrawn their application for CDBG funds which the Council previously approved in the amount of \$9,800. He proposed three options. Option A would increase the allocations for Elderly Nutrition, Wayfarers, and Yolo Hospice by \$200 and would increase Family Service Agency by \$9,200. Option B would increase Elderly Nutrition, Wayfarers, Yolo Hospice and Family Service by \$200 and would increase Sexual Assault and Child Care Vouchers each by \$4,500. Option C would allow the Council to select another CBO to receive funding. He said two letters were received in support of Sexual Assault.

Mayor Rominger opened the public hearing.

The following persons spoke on behalf of their respective agencies: Roger Hahn, Board Member to Family Service Agency; Linda Parfitt, Head Start Director for California Human Development Corporation (Community Garden); Barbara Dupree, Director of Yolo Hospice; Jean Jordan, attorney representing Sexual Assault and Domestic Violence Center; and Tim Barry, Parks and Recreation Director, representing Child Care voucher program.

There being no further comments, Mayor Rominger closed the hearing.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council approved Option A reallocating 1993-94 Community Development Block Grant funds as follows:

Elderly Nutrition	\$ 9,784
Wayfarers	\$18,000
Yolo Hospice	\$ 8,856
Family Service Agency	\$21,311
Sexual Assault Center	\$ 5,000
Child Care vouchers	\$ 5,000

#### TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 9:15 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 B. At 9:22 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 Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the following Consent Calendar items:

BID CALL FOR FENCE REPLACEMENT AT FORMER LANDFILL SITE:

The City Council authorized the bid call for the replacement of fencing at the former landfill site.

MOUNTAIN-VALLEY LIBRARY SYSTEM ADVISORY BOARD APPOINTMENT:

The City Council accepted the recommendation of the City Library Board and appointed Robert Hollingsworth, current, Library Board Member, to represent Woodland on the Mountain-Valley Library System Advisory Board through June of 1995.

FOURTH QUARTER FY 1992-93 FINANCIAL REPORT:

The City Council received the fourth quarter Fiscal Year 1992-93 Financial Report.

REGULAR CALENDAR:REPORT ON COUNTY ROAD 98 SOUNDWALL:

City Manager Kris Kristensen reported that in March the Council indicated that it wanted to participate in the County Road 98 soundwall replacement and agreed to pay one-third of the cost to a maximum of \$33,000. The Council also asked that efforts be made to secure Lewis Homes' participation, and he said through Council Member Flory and Council Member Crescione's actions Lewis Homes has agreed to participate to the extent of \$15,000 if this can conclude their portion of the project. He said the City has been working with the attorney representing 14 of the 19 property owners to devise a mechanism by which this can be put to the best use possible. The result is that private property owners will do the actual construction on their private property so that the fence will be their responsibility in the future. There are still five other owners who have not declared their intentions. The property owners had requested that the Council decide on the City's contribution and are asking for the City to participate at a flat amount of \$33,000 rather than an amount not to exceed \$33,000.

Blaine Juchau, attorney representing the property owners, was present at the meeting. After some discussion Council took the following action:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the City's contribution of \$33,000 toward the County Road 98 soundwall improvements (Lewis Homes to contribute \$15,000).

The City Manager said an agreement will be submitted to Council at a later date.

#### ADJUSTMENTS TO CITY'S FY 1993-94 GENERAL FUND BUDGET:

The City Manager highlighted his assessment of what problems the State Budget causes for the City. He outlined a goal for cutting expenses to make up for the City's deficit for the FY 1993-94 General Fund Budget and the plan to achieve that goal. He said the Budget contains an \$800,000 deficit of expected expenses over budgeted revenues. The State's actions took \$808,000 additional tax dollars formerly used by the City to help the State absorb its obligations to public schools.

This gives the City a gross deficit for this year of about \$1.6 million. The State's action gives the City some relief from that amount. First the State is proposing to give the City from the Transportation Planning and Development Account, a one-time estimate of approximately \$250,000 this year. In addition, the State is proposing the one-half cent sales tax extension and a portion will go back to the cities. On the November 1993 State-wide ballot voters will be asked whether that extension will go beyond January 1, 1994. If the extension is approved in November, the estimate is that the City will receive about \$180,000 per year in sales tax money. The best the City can hope to receive is one-half of that amount, \$90,000, in sales tax benefits. Subtracting \$252,000 and \$90,000 from the \$1,608,000 gross deficit results in an anticipated deficit for 1993-94 of \$1,266,000.

He then listed in his report the steps taken to address the City's budget problems: cutting expenses, increasing revenues, and streamlining the organization. He also lifted a total of \$1,710,000 annual cost to the City as a result of State budget actions from FY 1990-91 through FY 1993-94. Through conservative efforts, he said, the City has managed to achieve a beginning General Fund reserve balance of \$2,200,000 beginning FY 1993-94. He suggested leaving some of the reserve but still keeping an acceptable level. He suggested a reduction in expenses for FY 1993-94 in the amount of \$1,000,000, either in the form of expense cuts or revenue increases. He said he will give Council a menu of proposed cuts and revenue increases prioritized by City Department Heads at the August 24, 1993 Council study session. With respect to revenue he said he will propose some options regarding a utility users tax and a landscape lighting district for review also on August 24 with public hearings at the two regular Council meetings in September.

Council Member Crescione said he would not like to see any further cuts in public safety.

The City Manager said that if public safety is excluded from the reductions, the cuts to the rest of the organization will be double.

Council Member Slaven said he supported the process outlined by the City Manager and felt we should proceed with it.

Vice Mayor Sandy said one thing he will be looking for while reviewing proposed 7% cuts is a different way of doing things or not doing things. He also said no department should ever be excluded from having to justify its expenditures and having to put forth a budget.

Council concurred in recommendation from the City Manager to proceed as outlined with the process of reducing the City's FY 1993-94 General Fund Budget by \$1,000,000.

#### LANDSCAPING DESIGN CONTRACT FOR COMMUNITY PARK:

Parks and Recreation Director Tim Barry said Council is being asked to approve a landscaping design contract for Community Park in the amount of \$17,250. He said the Parks and Recreation Commission discussed Council's concerns at Council's previous meeting regarding master planning the park. Because of the need to go forward with this project to proceed with the State Solid Waste Management Board and the State Regional Water Quality Control Board approval of the master plan, he asked for Council approval of phasing the master plan process. Karen McManus, chair of the Parks and Recreation Commission, Paul Deering of Deering Design, and Jeff Thompson of Vail Engineering were present at the meeting.

After some discussion, including the name of the park, the following action was taken:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council approved and authorized execution of a contract with Deering Design for development of a landscape master plan for the park on County Road 102 (former City landfill site) in the amount of \$17,250.

#### REMODEL OF DIAMOND LUMBER BUILDING:

The Parks and Recreation Director reported to Council on proposed remodeling plans to the City-owned Diamond Lumber building at 1022 Main Street. He said there is the possibility that roof repairs will be necessary.

**Council Member Sandy left the Council Chambers at 10:15 p.m. and then returned at 10:20 p.m.**

Mayor Rominger said her original opposition to acquiring the Diamond Lumber site was based on the fact that it was too expensive and the City did not know all of the costs involved. She said if roof repairs are basic costs, and the Council needs to know what that cost is.

The Director said he is proposing to achieve some economies in the remodel with some donations of material and assistance in volunteer work crews, such as painting.

Council Member Crescione inquired about how air circulation was going to be supplied to the building. He said the concrete slab would have to be cut and the whole mechanical system would have to be redone. He explained to Council his proposed changes to improve the circulation system.

Council Member Sandy inquired about space and location of the office for the Administrative Secretary.

The Parks and Recreation Director explained the operation of the Department.

Council Member Flory said his problem with the plan is that there are eleven offices and felt all of these offices will not be needed for everyday use.

Council Member Crescione suggested that the Director request \$80,000 to do the remodel and see how he can stretch the allocation. He said volunteer help will be coming and will save money, but he felt it was beneficial to identify a maximum amount.

Mayor Rominger said she was concerned that the City receive a complete project with the remodel. She said she wanted to see total costs for the remodel before approval of going to bid. She also wanted to see a proposal on open landscape furniture.

The City Manager said staff can report back to Council on what is happening with air circulation as well as an estimate of total cost.

Council directed staff to prepare alternative remodel plans for the Diamond Lumber building incorporating Council comments.

AWARD OF SLUDGE SAMPLING AND ANALYSES CONTRACT:

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized the Public Works Director to award a sludge sampling and analyses contract to Sequoia Analytical in an amount not to exceed \$9,500.

VIDEO PROGRAM ON GENERAL PLAN UPDATE:

The City Manager explained to Council the proposed use of a video program to communicate with the residents of Woodland on the General Plan update process. The format included a one-half hour introductory video which will provide the viewer with an understanding of the purpose of the General Plan, the update process and the issues that the General Plan addresses.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved the recommended video format on the General Plan update process.

FUTURE AGENDA ITEMS:

Mayor Rominger requested a report on the one-half cent sales tax measure.

ORDINANCE NO. 1238 - ARMFIELD AREA REZONING:

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted and read by title only Ordinance No. 1238, "An Ordinance Amending the Zoning Map of the City of Woodland Rezoning the Armfield Area to C-3 (Service Commercial)."

ORDINANCE NO. 1239 - RESIDENTIAL USES IN C-2 AND C-3 ZONES:

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council adopted and read by title only Ordinance No. 1239, "An Ordinance Amending the Zoning Ordinance of the City of Woodland regarding Residential Uses in the C-2 and C-3 Zones."

ADJOURNMENT:

At 10:58 p.m. the meeting was adjourned.

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City Clerk of the City of Woodland