Council Chambers 300 First Street Woodland, California

July 20, 1993

The Woodland City Council convened a special session at 6:45 p.m. and immediately adjourned to closed session in the Second Floor Conference Room of City Hall to discuss personnel and pending litigation matters. Council Members present at the meeting were: Rominger, Crescione, Flory, Sandy and Slaven; absent: none. City Manager Kris Kristensen, City Attorney Bob Murphy, and Bob Brunsell, special counsel, were also present at the meeting.

Council adjourned the closed session and the special session at 7:43 p.m.

The Woodland City Council met in regular session at 7:45 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, Flory, Crescione, Sandy, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Murphy, Wegener, Buchanan, Joselin,

Bach, Nies, Fernandez, Tice

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:45 p.m. until 7:43 p.m. pursuant to Government Code Section 54956.9(b) to discuss significant exposure to litigation and personnel matters pursuant to Section 54957. He said no Council action was taken at the meeting.

MINUTES:

On motion of Council Member Sandy, seconded Council Member Flory and carried by unanimous vote, the City Council approved the minutes of the special meeting of April 20, 1993 (Council Member Flory abstained), the regular meeting of April 20, 1993, and the adjourned meeting of June 28, 1993 (Council Member Crescione abstained), as prepared.

COMMUNICATIONS:

- 1. From Bill and Helen Castleberry a letter was received urging Council to keep the Police Station in the Court and College Street area. No Council action was taken.
- 2. From Raymond Fairbank a letter was received expressing his opposition to paying \$6.00 for the trip reduction ordinance implementation. Council also received a copy of a proposed response letter to Mr. Fairbank prepared by the Community Development Director.

Council directed staff to send the letter to Mr. Fairbank.

Council changed the order of the agenda items. Council agreed to conduct the public hearing regarding the General Plan next, to be followed by the mobile home rent issue, in order to accommodate the large number of people in the audience.

HEARING - GENERAL PLAN AMENDMENT/REZONING:

Mayor Rominger said this time had been scheduled for a hearing (1) to consider an amendment to City General Plan to change the land use designation for the Armfield Area, change a portion of the Circulation Element dealing with bicycles, and add a statement regarding the Main Street Corridor (east of County Road 101); (2) to consider rezoning the Armfield area; (3) to amend the Residential Land Use Table of the Zoning Ordinance to allow residential uses in the C-2 and C-3 Zones subject to approval of the Zoning Administrator; and (4) to approve the Bikeway Master Plan.

Senior Planner Howard Nies gave the staff report on the portion of the proposed General Plan amendment to change the land use designation for the Armfield Area from Industrial to Service Commercial. Tony Fernandez, Planning Commissioner, translated the staff report in Spanish to accommodate the large number of Spanish speaking persons in the Armfield area.

Mayor Rominger opened the public hearing regarding the proposed General Plan amendment regarding the land use designation for the Armfield area. There being no comments, she closed the hearing.

Jon Tice from the Engineering Division of the Public Works Department gave the staff report on the Circulation Element of the General Plan regarding bicycles and the Bikeway Master Plan.

The Mayor opened the public hearing on the Circulation Element regarding bicycles and the proposed Bikeway Master Plan. There being no comments, she closed the hearing.

Community Development Director Janet Ruggiero gave the staff report on the

portion of the General Plan amendment dealing with a proposed statement to indicate that the portion of the Main Street Corridor east of County Road 101 is a primary entryway to the City of Woodland that should create a position image of the City.

Mayor Rominger opened the public hearing regarding the Main Street Corridor. There being no comments, the hearing was closed.

After the Community Development Director described the proposed actions requested of the Council Tony Fernandez translated the requested action in Spanish for members of the audience.

Resolution No. 3747 - General Plan Amendment:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3747 to amend the General Plan by (1) changing the land use designation for the Armfield Area described in the staff report from I (Industrial) to SC (Service Commercial), (2) changing the portion of the Circulation Element dealing with bicycles as described in the staff report, (3) adding the statement that the portion of the Main Street Corridor east of County Road 101 is a primary entry way to the City that should create a position image of the City.

Ordinance No. 1237 - Rezoning Armfield Area:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1237 to rezone the Armfield Area from I (Industrial) to C-3 (Service Commercial).

Ordinance No. 1238 - Residential Land Use Table Amendment:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1238 to amend the Residential Land Use Table of the Zoning Ordinance to allow residential uses in the C-2 and C-3 Zones subject to the approval of the Zoning Administrator.

Bikeway Master Plan:

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved the Bikeway Master Plan for submittal to Caltrans.

REPORTS OF CITY MANAGER:

REGULAR CALENDAR:

RENT STABILIZATION PROPOSAL FOR MOBILE HOME PARKS:

Community Development Director Janet Ruggiero reported that Council at its last meeting received a request from certain residents of the Leisureville Mobile Home Park to consider enactment of a rent stabilization ordinance for mobile home parks. Council also received a copy of a draft ordinance prepared by the residents. The residents noted that there are 90 cities and counties which have such ordinances. She then briefed Council on a memo from the City Attorney's office answering several questions which have been raised. The City Attorney's office advised that there is ample legal authority for the City to adopt such an ordinance. Secondly, the Council needs to decide the policy question of whether the City is interested in regulating rents in mobile home parks. She said in speaking with representatives of other jurisdictions another option she discovered would be to work with the residents and owners to establish a condominium type mobile home. She said if the City embarks on a rent stabilization ordinance it is taking on a very different role, one of a quasi judicial role. She said this sometimes creates a conflict between what people view the role of cities and what the role actually becomes in enacting the ordinance. She also said that some cities have indicated that the ordinance actually resulted in increases in rents. Thirdly, is the method of cost of implementation. The means to recoup costs of implementation is to charge fees which can be received in the form of a registration fee from residents of the mobile home park or a fee charged to mobile home owners or a combination of both. The fees do not cover the cost of legal challenges. She said a board can be established to hear complaints or a voluntary arbitration system can be set up to allow mobile home owners and residents to resolve differences in their rent increases. She said the key is what the cost would be with implementation of such an ordinance, and she reported that there are 594 mobile home spaces within the community that would be served by the ordinance.

The following persons spoke regarding their concerns about rent stabilization: Jack Fechter of Leisureville Mobile Home Park; Cordell Karlstad, owner of a mobile home park in Esparto; Margaret Stobb, manager of Idle Wheel Mobile Home Park; John Stobb, representing both Idle Wheel Mobile Home Park and Royal Palm Mobile Home Park; Ron Bushman, owner of Dana, Bell and Woodland Mobile Home Parks; Don Wells, resident of Leisureville Mobile Home Park; and Larry Darrell McConnell, representing the owner of Leisureville Mobile Home Park.

After a lengthy discussion the Council took the following action:

On motion of Council Member Flory, seconded by Council Member

Crescione and carried by unanimous vote, the City Council established a committee to include three representatives of Leisureville Mobile Home Park, two mobile home park owners, Council Member Sandy and Community Development Department staff to attempt to resolve the differences regarding the rent increases at Leisureville Mobile Home Park and report back to the Council at the August 17, 1993 meeting.

Council took a recess from 9:48 p.m. until 9:58 p.m.

COMMITTEE REPORTS:

- 1. From Finance Director Pete Woodruff a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority meeting of May 26, 1993. No Council action was necessary.
- 2. From City Manager Kris Kristensen a report was received summarizing action taken at the Solid Waste Committee meeting of June 9, 1993.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved revision to Sections 6(b)(iii) and 6(d) of the Agreement between the City of Woodland and Woodland Disposal Company for Solid Waste, Yard Refuse and Street Sweeping Services regarding the submission of financial statements.

- 3. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of July 1, 1993, as follows:
 - a. Commission cancelled the August 19, 1993 meeting due to the County Fair.
 - b.Commission approved Tentative Subdivision Map No. 4114 for the project located at the northeast corner of North Cleveland Street and Plane Avenue. This map divides a .71 acre parcel into six lots, two lots for single family homes and four lots for split lot duplex units. One of the conditions of approval was that three oak trees on the property be preserved. Also the Commission certified an NDEIR on this item.
 - c.Commission continued the College Park II project to July 15, 1993.
 - d.Commission approved an extension of the Woodland West Tentative Subdivision Map until July 5, 1995. This map divides a 6 acre parcel at the northwest corner of Kentucky Avenue and County Road 98b into 32 lots. This map, previously approved by the Planning Commission on July 5, 1990, was set to expire on July 5, 1993.
 - 4. From Director of Public Works Gary Wegener a report was received

transmitting the minutes of the Traffic Safety Commission meeting of July 12, 1993. No Council action was necessary.

5. From the Director of Public Works a report was received transmitting the minutes of the Tree Commission meeting of July 12, 1993. No Council action was necessary.

PUBLIC COMMENT:

Vice Mayor Sandy congratulated Council Member Slaven on the birth of his granddaughter to his daughter Marie, making 15 grandchildren.

Mayor Rominger thanked John Roman and for serving as camera operators for this meeting.

PRESENTATIONS:

RESOLUTION NO. 3746 - RESOLUTION OF APPRECIATION:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3746, a resolution of appreciation for Bob McDonell, who was leaving his position as Police Chief. Chief McDonell was appointed as Chief on March 3, 1986.

Mayor Rominger presented the framed resolution to Chief McDonell. Chief McDonell thanked the City Manager, City Council, City staff and particularly the Police Department for working with him. City Manager Kris Kristensen invited everyone to attend a farewell reception for the Chief on July 21, 1993, at the Senior Center from 4:30 p.m. to 6:30 p.m.

MOSQUITO AND VECTOR CONTROL DISTRICT REPORT:

Richard Walker, the City representative to the Sacramento Yolo Mosquito and Vector Control District Board, gave council an overview of the District's annual report.

HEARING - 1993 CLEAN LOT PROGRAM:

Mayor Rominger said the second public hearing scheduled for this meeting is to consider approval of charges and liens for the 1993 Clean Lot (weed abatement) Program.

Fire Chief John Buchanan gave the Council a brief staff report. He thanked Fire Captain Joe Joslin for managing the program.

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

Resolution No. 3748:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3748 approving the account of the cost of the Clean Lot Program for 1993 and directing the Tax Collector for the County of Yolo to collect the cost of abating the weeds and cleaning the lots.

Mayor Rominger proposed discussing the Southeast Area School impact at this time instead of later in the meeting as scheduled on the agenda.

REPORTS OF CITY MANAGER:

REGULAR CALENDAR:

SOUTHEAST AREA SCHOOL IMPACT MITIGATION PLAN:

City Manager Kris Kristensen said in February this year developers of the Southeast Area notified the City of their inability to secure an agreement with the Woodland Joint Unified School District regarding school impact mitigation. Since that time representatives from the City including Mayor Rominger and the City Manager have worked individually with representatives of the developers as well as representatives of the School District and have come up with a package of school mitigation. The package outlines the District's responsibility for dealing with impacts on high school students on a district wide basis. The proposal assumes impacts with regard to middle and high school students will be the responsibility of the developments themselves. The City Manager said the package has been presented to the School District, and it was presented to the School Board of Trustees on July 8. The School District indicated it is prepared to proceed with steps necessary toward implementation of that package, and an agreement document will be prepared to proceed. He said the developers have expressed concerns with the costs outlined for the middle school construction. Also, the package which totals \$12.9 million over the life of the development in the form of Mello-Roos fees as well as other school fees is approximately \$300,000 more in total cost over the build out than a package which the developers had prepared for the City's consideration in May. He said that is a difference of roughly 2.5%.

Meg Stallard, President of the Woodland School Board, said the District has some concerns with the package but is aware of the need to proceed with it. She said the School Board feels the proposal is a workable proposal for all three entities, the School District, the City and the development community. She urged the Council to proceed with conceptual approval.

Susan Goodwin, the City's financial consultant from David Taussig and Associates, outlined the steps to be taken from this point.

After further discussion Council took the following action:

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council conceptually approved the plan proposed by staff for school impact mitigation for the Southeast Area development and directed staff to prepare the necessary documents for its implementation.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 10:37 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 11:00 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

On motion of Vice Mayor Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council extended the meeting from 11:00 p.m. until 11:15 p.m.

CONSENT CALENDAR:

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

AWARD WEED ABATEMENT CONTRACT/GROUND WATER WELL CONTRACT:

The City Council authorized staff to execute contracts with B & D Geerts Construction, Inc., in the amount of \$10,250.00 for weed abatement at the City of Woodland Sewer Farm and Layne-Western in the amount of \$8,300.00 for installation of three ground water monitoring wells at the City of Woodland Wastewater Treatment Plant.

ACCEPTANCE OF HANSON WAY/STUART HALL PROJECT IMPROVEMENTS:

The City Council accepted as complete the public improvements constructed as part of the Stuart Hall Project (Gateway Industrial Park), Subdivision No. 3824, Agreement No. 91-01; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

PROCLAMATION - NATIONAL NIGHT OUT:

The City Council proclaimed August 3, 1993, as "National Night Out" recognizing the need for crime prevention programs.

ISTEA PROJECT SUBMITTALS:

The City Council approved an addition to the list of projects to be submitted to the Yolo County Transit Authority for funding under the Intermodal Surface Transportation Efficiency Act (ISTEA). The addition to the list is the "Southeast Area Intermodal Transortation Center" project. The proposal is to construct a park and ride lot and a nearby transit stop with bike lockers. The proposal is to use the money to construct the parking lot adjacent to proposed Fire Station No. 3 off County Road 101. The parking lot can be used by comuters during weekdays when the demand for the soccer fields will not be high. A total of \$421,471 is being requested in ISTEA funds for the project.

REGULAR CALENDAR:

YOLO COUNTY HABITAT MANAGEMENT PLAN:

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized the payment of a total sum not to exceed \$97,694.80 for the City's contribution to the Yolo County Regional Habitat Management Program (HMP); and authorized release of progress payments consistent with the terms of this agreement, subject to approval by the City Manager and subject to language changes by the City Attorney.

BEAMER-KENTUCKY ASSESSMENT DISTRICT:

Director of Public Works Gary Wegener advised Council that staff is progressing along with the Beamer-Kentucky Assessment District and anticipates awarding the contract tomorrow.

COUNCIL MEETING DATE CHANGED:

On motion of Council Member Slaven, seconded by Council Member Sandy and carried by unanimous vote, the City Council moved the August 3, 1993 Council meeting to August 4, 1993, in recognition of National Night Out and thus allowing Council Members the opportunity to participate in this event.

CITY OPERATIONS AND MAINTENANCE BUDGET:

The City Manager gave Council a written report about what staff knows about the detail at this point of the State's budget impact on the City. He said staff

estimates about a \$800,000 imbalance of estimated revenues versus anticipated expenses. The State's budget action, he said, took away another \$808,000 on an annual basis from City property tax, which is roughly 15% and is on top of the 9% taken away from the City last year. This represents about 25% of the property tax revenues that the City uses to operate from. To offset this the State authorized two sources of funds to local governments. One is a one-time backfill of State Transportation Development Account dollars and means about \$215,000 in revenue to the City. Secondly, the State extended the one-half cent sales tax past June 30 and shared a portion of that tax with local governments (cities and counties), and if the voters at the November 1993 statewide election approve the City of Woodland will receive on an ongoing basis about \$180,000 per year. He then outlined the efforts the City has made to try to prepare for the State budget impact, and the State's actions over the last three fiscal years.

ADJOURNMENT:

At 11:30 p.n	n. the meeting	ı was adi	iourned to .	July 27,	, 1993,	, 7:00 i	p.m.

City Clerk of the City of Woodland