Council Chambers 300 First Street Woodland, California

April 20, 1993

Council held a special meeting at 6:15 p.m. in the Second Floor Conference Room at City Hall to meet with Assemblyman Tom Hannigan.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Rominger, Crescione, Sandy, Slaven

COUNCIL MEMBERS ABSENT: Flory

STAFF PRESENT: Kristensen, O'Toole

OTHERS PRESENT: Assemblyman Tom Hannigan, two aides

PUBLIC COMMENT:

There were no public comments.

STATE BUDGET:

Assemblyman Tom Hannigan discussed the State budget problems indicating that a result would be a redistribution of revenue from local government. He explained that State and local government would be undergoing significant changes due to the current budgetary problems. Other items discussed included the status of workers compensation reform, City representation on local air pollution control districts and a project to improve State Route 113 and I-5.

ADJOURNMENT:

At 7:20 p.m. the special meeting was adjourned.	
Deputy City Clerk of the City of Woodland	

The Woodland City Council met in regular session at 7:40 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, Flory, Sandy, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Finan, Wegener, O'Toole, Ahlgren,

DeWeerd, Bryan, McDuffee, Smith, Buchanan, Gordon

MINUTES:

On motion of Council Member Crescione, seconded Council Member Slaven and carried by unanimous vote, the City Council approved the minutes of the regular Council meeting of January 19, 1993, with a correction on page 2, paragraph 4(c), to indicated that the Planning Commission, not the Council, approved a variance from the requirement of frontage on a public street in connection with Tentative Map No. 4008.

COMMUNICATIONS:

- 1. From the State Department of Alcoholic Beverage Control a copy was received of an application for an on sale general public premises alcoholic beverage license (Caterer's Permit) for Boomerang's, 721 East Street, Woodland. Police Lieutenant Del Hanson had advised that he has no grounds for objecting to the issuance of this license.
- 2, From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale general public premises alcoholic beverage license for The Stag, 506 Main Street, Woodland. Police Lieutenant Del Hanson advised he has no objection to the issuance of this license.
- 3. From C & D Realty a letter was received protesting formation of the Beamer-Kentucky Assessment District. Council was advised that the public hearing for the Assessment District will be continued on May 4, 1993.

COMMITTEE REPORTS:

- 1. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Planning Commission meeting of April 1, 1993, as follows:
 - (a)Commission directed staff to initiate a General Plan Amendment and zoning change in the Armfield Area that would change the designation of the area from Industrial to Service Commercial.

- (b)Commission held a public hearing on the Downtown Specific Plan and completed its review of the Plan. Staff will now incorporate all the changes made by the Commission and issue a revised plan for the May 6, 1993 Planning Commission meeting.
- 2. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Traffic Safety Commission meeting of April 5, 1993. No Council action was necessary.
- 3. From Acting Parks and Recreation Director George Ahlgren a report was received summarizing action taken at the Child Care Commission meeting of April 7, 1993. No Council action was necessary.
- 4. From City Manager Kris Kristensen a report was received transmitting draft minutes from the County Water Group meeting of April 8, 1993. No Council action was necessary.
- 5. From the City Manager a report was received summarizing highlights from the Chamber/City 2 x 2 meeting of April 14, 1993. No Council action was necessary.

PUBLIC COMMENT:

Peggy Witham announced that there will be activities to celebrate Arbor Day on May 1, 1993, 10:00 a.m. to 3:00 p.m. at Heritage Plaza, and there will also be a program at Freeman Park sponsored by the local Neighborhood Watch group.

Mayor Rominger thanked Dudley Holman and Steve Borchard for serving as camera operators for this meeting.

PRESENTATION - PROCLAMATION FOR NATIONAL LIBRARY WEEK:

Library Services Director Marie Bryan read some passages about how libraries changes lives and also some poetry in recognition of National Library Week.

On motion of Council Member Crescione, seconded by Council Member Flory and carried by unanimous vote, the City Council proclaimed April 18 through 24, 1993, as National Library Week.

Mayor Rominger then read the proclamation and presented it to Sandra Briggs and Bette Frances, City Library Board members.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 8:02 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 8:39 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Flory asked that the Consent Calendar item regarding the purchase of vehicles for Police and Fire Departments be removed from the Consent Calendar. Mayor Rominger noted that she will abstain from voting on the Consent Calendar since she has a conflict of interest regarding the item for the Triond agreement.

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

RESOLUTION NO. 3722A - CLEAN AIR VEHICLE DAY:

The City Council adopted Resolution No. 3722A proclaiming April 23, 1993, as "Clean Air Vehicle Day."

PROCLAMATION FOR FAIR HOUSING MONTH:

The City Council proclaimed April 1993 as "Fair Housing Month."

RESOLUTION NO. 3723 - TRIOND AGREEMENT:

The City Council adopted Resolution No. 3723 approving and authorizing execution of an Owner Participation Agreement by and between the Redevelopment Agency of the City of Woodland and Triond Company (for undergrounding overhead utilities at Gum Avenue and East Street).

SURPLUS SPACE HEATER:

The City Council designated a space heater (from the Sutter Street Corporation Yard) as surplus property, and accepted as payment for said heater, the amount of \$250.00 from Woodland Gymnastics.

AMENDMENT TO 1993-94 CAPITAL BUDGET:

The City Council amended the 1993-94 Capital Budget to allocate a total of \$7,350 for the purchase of training related equipment, which will be reimbursed by

the Peace Officers' Standards and Training (P.O.S.T.) Commission upon receipt of paid invoice; and Council authorized the Police Department to go out to bid on the interactive video display system in order to accomplish the acquisition.

REGULAR CALENDAR:

PURCHASE OF VEHICLES FOR POLICE AND FIRE DEPARTMENTS:

The City Manager said the Equipment Rental Committee is recommending the purchase of three vehicles which are due for replacement. The purchases are to be made through the State Purchasing Program, and the deadline for the purchase is approaching.

Council Member Flory said he wanted some information about the last batch of vehicles purchased before approving this purchase. He asked that in the future Council Members approach the City Manager on background of the vehicles in a timely fashion before Council is asked to take action. He said he felt the staff report was incomplete, and he suggested the Council Members develop a listing of additional data needed for future vehicle purchases. He said during budget talks the Budget Committee discussed increasing vehicle mileage before replacement.

The City Manager said the policy has not changed. He said police vehicles are typically replaced at the 70,000 mile level while other departmental vehicles are changed over at the 100,000+ mile level. Police Chief Bob McDonell added that Police vehicles are not routinely changed at the 70,000 mile level, but the Council many years ago adopted the 70,000 mile policy. He said this is a planning policy, and the staff does spread sheets on all of its vehicles based on the mileage and tries to project when the vehicles are going to reach the 70,000 mile mark within a fiscal year -- for planning purposes only. The ordering cycle from the State bid is sometimes four to six months ahead of time, so lead time is needed.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council authorized the purchase of three (3) police service vehicles (two for the Police Department and one for the Fire Department) from the State of California, Office of Procurement, in the amount of \$52,490.44.

The City Manager said he will report back to the Council with information on future vehicle purchases regarding vehicle maintenance history.

Council Member Sandy left the Council Chambers at 9:08 p.m. and returned at 9:15 p.m.

SNOW PROJECT REQUEST FOR DEFERRAL OF DEVELOPMENT FEES:

Associate Planner Colleen McDuffee reported that in 1991 the Council adopted a development fee policy and in conjunction with that administrative quidelines were adopted. Included within the quidelines was a provision whereby a developer could request either a deferral or a waiver of development fees if he agreed to make a new housing unit available to either moderate, low or very low income households. She said the City received its first request for this option from Snow Construction. She said staff felt that the City should look at developing an overall affordable housing program to guide Council in making future requests. This would involve options, including the price of the unit for the first time sale, resale price of a unit, and when and how the City would recover the fees. The Snow project, she said, is located at 522-540 California Street, between Lincoln Avenue and Cross Street. The property would be divided into 156 lots. Six of the lots would be occupied by single family residences already existing on the property. Of the remaining nine lots, six would be occupied by split lot duplexes and three lots would be occupied by a split lot triplex. Ms. McDuffee said Mr. Snow's request is that for the nine new units to be constructed the development fees be deferred. In exchange for the City granting that deferral, Mr. Snow has agreed to reduce the sale price of the units in a similar fashion. She said staff supports Mr. Snow's request because they feel it is an important project that could provide home ownership opportunities that are currently not available in the City. She said they also feel the project will enhance the area in general, and she recommended that the sale of the units be to first time home buyers only and that priority be given to Woodland residents. Council was asked to approve an agreement with Snow Construction for deferral of the fees and to direct staff to prepare an overall affordable home ownership program for future projects.

After comments from Council Members and Dick Bornholdt, Mayor Rominger said she wanted a sunset on the repayment of the fees. After further 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 authorized the City Manager to enter into an agreement with Snow Construction for deferral of development fees as outlined by staff, including a sunset date on the repayment of fees and an appeal process; and Council directed staff to prepare an Affordable Home Ownership Program.

WOODLAND SHOPPING CENTER:

Council Member Flory said that he had requested that Council consider the potential reuse of the Woodland Shopping Center property located at 120 Main Street. He said this site includes five acres of land with 237 parking stalls, and the City over the years has been looking at space for expanding City facilities, including Police Department, Parks and Recreation Department and Senior facilities. He said there is a high price tag for this property because the owner wants \$4.5 million

net, but he said times do change and the price may change. He said over the next ten to twelve years Council could consider this possibility.

Mayor Rominger said she is waiting for the Downtown Specific Plan to come back to Council and this should address those types of land uses. She said possibly senior housing could be considered and/or facilities for the Senior Center. She said there could also be some commercial area could be targeted to senior needs, and she also felt it would be important to make sure this property is along the transit route. She said she was concerned about the alley way on the west side of the property, and she said possibly the Redevelopment Agency could take over this property, underground the utilities and upgrade the alley.

FORMER SECURITY PACIFIC BANK BUILDING:

Council Member Flory also said he previously requested a discussion on the possible acquisition of the former Security Pacific Bank building on the northeast corner of Cleveland and Main Streets with the idea of moving Parks and Recreation Department offices there. He said he felt the asking price of \$375,000 is reasonable, and he said this purchase might make more sense because of its construction and space than the acquisition of the property at 222 Court Street for the Parks and Recreation Department offices.

Council then discussed the utilization of the Diamond Lumber building at 1122 Main Street for the Park and Recreation Department offices. Council Members Slaven and Crescione agreed to report back to the Council on the use or rental of the building.

After further discussion the City Manager said he will not proceed with negotiations to acquire the 222 Court Street property.

COUNCIL COMMITTEE ASSIGNMENTS:

The Council discussed and agreed to the following City Council Committee assignments for the year beginning April 1993:

Staff will continue to represent the City on the following: **Yolo County Public Agency Risk Management Insurance Authority (YCPARMIA)** - Finance Director Peter Woodruff with Assistant City Manager Kristine O'Toole as alternate; **Yolo County Communications and Emergency Services Agency (YCCESA)** - Police Chief Bob McDonell with Fire Chief John Buchanan as alternate; **Yolo County Transit Authority (YCTA)** - City Manager Kris Kristensen with Senior Planner Tim Bach as alternate.

Council appointed Mayor Rominger and Council Member Slaven to the **City Cable Television Committee** with Council Member Sandy as alternate. Council

also agreed the City Cable Television Committee should be blended with the Cable Access Committee so the one committee can consider all cable television issues.

Council agreed that Mayor Rominger will continue to serve as the City's representative to the **City/County Water Group**.

Council agreed to combine the **City Recycling Committee** and the **City Solid Waste Committee**. Council appointed Council Members Slaven and Flory with Council Member Crescione as the alternate.

Council appointed Council Members Sandy and Mayor Rominger to the **City/Davis 2 x 2 Committee** with Council Member Flory as alternate.

Council appointed Council Members Crescione and Flory to the **City/West Sacramento 2 x 2 Committee** with Council Member Slaven as alternate.

Council appointed Council Members Slaven and Sandy to the City/Chamber of Commerce 2 x 2 Committee with Mayor Rominger as alternate.

Council appointed Council Members Sandy and Flory to the **Woodland**Joint Unified School District/City 3 x 2 Committee with Council Member Crescione as alternate.

Council appointed Mayor Rominger and Council Member Slaven to the **Yolo County/City 2 x 2 Committee** with Council Member Flory as alternate.

Council postponed action on an appointment to the **Yolo County Subregional Policy Advisory Committee** for the time being. Council Member Sandy who was the City's representative indicated that the Committee was being phased out.

Mayor Rominger agreed to continue representing the City as an alternate on the **Local Agency Formation Commission**.

Council agreed to delay action on an appointment to the **Sacramento Area Council of Governments (SACOG)** until January 1994.

Council discussed briefly but postponed action on the possible formation of a City/Hispanic 2×2 Committee. Mayor Rominger said when she previously suggested this committee she was considering a 2×2 with the Hispanic Chamber of Commerce to strengthen programs in place for small businesses in our community.

SUPPORT FOR SB 566 - BENEFIT ASSESSMENT FOR LIBRARIES:

Library Services Director Marie Bryan reported that Senate Bill 566 if approved by the legislature will create new authority for local agencies to establish benefit assessment as a means for providing financing for public libraries.

Resolution No. 3724:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3724 in support of SB 566 (Roberti) regarding benefit assessments for Library service.

AGREEMENT FOR USE OF CHILD CARE FACILITY AT FREEMAN SCHOOL:

On motion of Council Member Sandy, seconded by Council Member Flory, and carried by unanimous vote, the City Council conceptually approved a three-year agreement with the Woodland Joint Unified School District for the use of the Freeman School Child Care portable for preschool programs with the understanding that if the Council so desires at such time that it shall be returned to its original condition and use.

ANIMAL CONTROL CONTRACT RENEWAL:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council authorized the City Manager to execute the contract for animal control services with the County of Yolo for a two-year period terminating June 30, 1995.

SOUTHEAST AREA SCHOOL IMPACT TALKS:

The City Manager gave Council an update on Southeast Area school impact talks. He said all sides have spent a great deal of time to get into the issues involving school financing, etc. Some of the topics discussed are cost of school construction and costs of site acquisitions. He said he hoped to report back to the Council within a few weeks on how the City views proceeding with the issues. He said he would like to see both parties enter into an agreement, but if that does not occur the staff will bring back a recommendation to end the stalemate. He said the key issue is what responsibility new development has to construction of schools as opposed to the entire district/existing community and what roles do both sides have to play.

CABLE ACT IMPLEMENTATION:

Assistant City Manager Kristine O'Toole reported that guidelines from the Federal Communications Commission (FCC) were announced April 1 in

Washington D.C. interpreting the Cable Act of 1992. The press release indicates that a "benchmark" system will be used to regulate basic service. Local government can become certified to regulate the basic rates, and if the City decides to take that action the City would be regulating the broadcast stations and public education and government access channels. FCC will regulate expanded cable which includes cable stations, such as CNN and TNT, and would review complaints. Charges for equipment and outlets will be based on actual cost standards developed by FCC. She said the City will not see any potential for rate decreases for another 120 days because of procedural requirements. She said she will be working with the subcommittee in developing recommendations to the Council.

FUTURE MEETING AGENDA ITEMS:

Council Member Crescione requested a report on compliance with ADA (American Disabilities Act) requirements.

CLOSED SESSION/ADJOURNMENT:

At 10:35 p.m. the regular session was adjourned to closed session to discuss pending litigation. At 11:10 p.m. the closed session was adjourned to regular session, and the regular session was adjourned shortly thereafter to April 27, 1993, 7:00 p.m.

City Clerk of the City of Woodland