Council Chambers 300 First Street Woodland, California

February 2, 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 labor relations and pending litigation. All Council Members were present at the meeting: Rominger, Crescione, Flory, Sandy and Slaven. City Manager Kris Kristensen, City Attorney Bob Murphy and labor negotiator Bill Avery were also present at the meeting.

Council adjourned the closed session and the special session at 7:32 p.m.

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, Murphy, Nies, McDonell, Suhr, Tice,

Wegener, Carter, Ahlgren, De Weerd

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:45 p.m. until 7:32 p.m. to discuss pending litigation pursuant to Government Code Section 54956.9(a) and Government Code Section 54956.9(b) and specifically the case of Roger Scott vs. City of Woodland, et al. Council also discussed labor relations as provided by the California Government Code Section 54957.6. He said no Council action was taken at the meeting.

MINUTES:

On motion of Council Member Sandy, seconded Council Member Crescione and

carried by unanimous vote, the City Council approved the minutes of the regular Council meeting of November 3, 1992, and the adjourned meeting of January 25, 1993, as prepared.

COMMUNICATIONS:

- 1. From Tom Stallard a letter was received announcing that Congressman Vic Fazio has selected 722B Main Street, Woodland, as the site of his district headquarters. In the letter Mr. Stallard invited members of the community to attend an open house at the new offices on Saturday, February 20, 1993, 10:00 a.m. until Noon.
 - Mr. Stallard was present at the meeting to describe the events for February 20.
- 2. From Edward Shelley a letter was received in support of the I-5 Corridor Landscape Plan. No Council action was necessary.
- 3. From Woodland Gymnastics a letter was received thanking the Council for its offer to allow them to use the Diamond Lumber building but advising that they will retain their current site. No Council action was necessary.
- 4. From Nadine Noelting, Chair of the Child Care Commission, a letter was received recommending that the Council fund the Child Care Voucher Program through Community Development Block Grant (CDBG) funds. No Council action was taken.
- 5. From Charlotte Rabun a letter was received expressing opposition to the proposed I-5 Corridor Landscape Plan. No Council action was taken.
- 6. From Annamarie Barros a letter was received giving her comments regarding the I-5 Corridor Landscape Plan. No Council action was taken.

COMMITTEE REPORTS:

- 1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meeting of December 7, 1992. No Council action was necessary.
- 2. From Chief of Police Bob McDonell a report was received transmitting the minutes of the Yolo County Communications Emergency Services Agency Governing Board meeting of December 11, 1992. No Council action was necessary.
- 3. From Parks and Recreation Director John Suhr a report was received summarizing action taken at the Child Care Commission meeting of January 6, 1993. No Council action was necessary.
- 4. From Director of Public Works Gary Wegener a report was received transmitting the minutes of the Tree Commission meeting of January 11, 1993. No Council action was necessary.

- 5. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historic Preservation Commission meeting of January 12, 1993. No Council action was necessary.
- 6. From the Parks and Recreation Director a report was received summarizing action taken at the Park and Recreation Commission meeting of January 20, 1993. No Council action was necessary.
- 7. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of January 21, 1993, as follows:
 - (a)Commission recommended approval to the City Council of an amendment to the General Plan, Southeast Area Specific Plan, and Zoning Map. The project area is located at the southeast corner of County Road 101 and East Main Street. The General and Specific Plan Amendments are to change the designation from Highway Commercial to Central Commercial. The rezoning is from C-H (Highway Commercial) to C-2 (Central Commercial). The Planning Commission also certified a Supplement to the Southeast Area Specific Plan EIR.
 - (b)Commission continued action on the Snow project until February 4, 1993. This project is located at 522-540 California Street (west side of California Street between Lincoln and Cross Streets). This project would divide the parcel into 15 lots. Six lots would be occupied by existing single family homes; six lots would be occupied by three split lot duplexes; and three lots by a split lot triplex.
 - (c)Commission received a report on quasi public uses in areas outside of the Urban Limit Line. Commission directed staff to initiate proceedings to amend the Urban Development Policy such that quasi public uses could be allowed in areas outside of the Urban Limit Line.
 - (d)Commission held a study session on the Downtown Specific Plan. The Commission decided to hold a special meeting on February 13, 1993 to tour the Specific Plan Area. Commission also set a public hearing on the Plan for February 18, 1993.

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote, the City Council set a February 16, 1993 hearing to consider a General Plan amendment, a Southeast Area Specific Plan amendment and rezoning of property at the southeast corner of County Road 101 and East Main Street.

PUBLIC COMMENT:

Dudley Holman said he was offended by a letter on the editorial page of last weeks Daily Democrat. He said the letter directed to the Woodland Redevelopment Agency was unnecessarily harsh and demonstrates that the writer of the letter has no tolerance for any opinions other than his own. He said the person who wrote the letter does not speak for the entire community, and the Council/Redevelopment Agency does have support and members of the community recognize the time and effort given by them.

Mayor Rominger thanked Burke Lucy and Steve Borchard, the camera operators for this meeting. She then reported that she represented the Council and the Yolo Water Group this afternoon at the Board of Supervisors meeting regarding the Yolo County Water Plan Update. She said the County Board of Supervisors did adopt the Update, and she said the Water Association is still being formed.

Mayor Rominger then said she felt the Council meetings are too long, and she said she realized that she needs to allow all those to speak at the meeting but she asked for suggestions from Council on how to keep the meetings moving. She said maybe there needs to be a limit on the number of public hearings scheduled for a meeting.

Council Member Flory suggested that Council could start the meetings earlier and schedule all of the routine matters at the beginning, and then at 8:00 p.m. start the public hearings. He said there may be a need to add an extra meeting each month.

Council Member Slaven said a time limit should be set for comments from the public as well as Council and staff.

Mayor Rominger said we need to pay more attention to keeping on the estimated time limits specified on the agenda.

Council Member Crescione said maybe the meetings will have to be extended or have study sessions before the regular meetings.

HEARING - AMENDMENT TO HOUSING ELEMENT OF GENERAL PLAN:

Mayor Rominger said this time was scheduled for a continued public hearing to consider the updated Housing Element of Woodland Area General Plan, and staff suggested this matter be continued to February 16, 1993 so that Council can consider two General Plan Amendments at the same time.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council set February 16, 1993 for a continued hearing on the Updated Housing Element of the General Plan.

HEARING - AMENDMENT TO C-H ZONE USE TABLE:

Mayor Rominger said the second public hearing scheduled is for the purpose of

considering proposed Zoning Ordinance amendments to the Commercial Land Use Table to provide for an expanded list of uses in the C-H Highway Commercial Zone.

Senior Planner Howard Nies said the Planning Commission held three study meetings and a public hearing to review the uses allowed in the C-H Highway Commercial Zone. He said the Commission felt that regional outlet shopping centers as conditional uses should include facilities such as WalMart, Price Club, etc. He said this would affect two properties because ten acres or more are needed for these facilities: I-5 and West Street and the southeast corner of County Road 102 and I-5. He said a 51 acre site at County Road 102 just below I-5 would not fall into this category because all but five acres is devoted to an auto mall.

Mayor Rominger opened the public hearing.

John Tallman said his concerns were addressed in the staff report, so he had no comments.

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

Mayor Rominger inquired about laundromats being included as permitted uses and rental centers as conditional uses in the C-H zone. She asked that laundromats be moved to the conditional use category.

Ordinance No. 1227:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1227 approving the Zoning Ordinance amendments to the Commercial Land Use Table regarding C-H Highway Commercial Zone, with the amendment to change laundromats from permitted uses to the conditional use category.

HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS:

Mayor Rominger reported that the last public hearing scheduled is to consider a transfer of Federal Community Development Block Grant funds for 1987-88, 1989-90 and 1991-92 to the Fifth and North Streets Security Program.

Senior Planner Howard Nies said the Police Department is experiencing a number of vandalism calls in the area of Fifth and North Street, and the neighbors have indicated that installation of additional lighting in that area will help. He said staff has reviewed the area and there are about 20 locations where lighting can be located to help this area of the City. He said since this is a low income area it will qualify for HUD funds, and he recommended Council approve the transfer of CDBG funds from areas which have unused dollars into this area for lighting.

Chief of Police Bob McDonell said he supports the recommendation. He said his staff has been working with members of this community since last year because of an upsurge of criminal activity including, vandalism, auto theft, arson, burglaries, prowlers, etc. In the last two months of 1992, he said, there were 65 calls for service to this area within a two to three block area. He said the Police Department staff has been very excited by the level involvement from the neighbors who are determined to make a difference and effect the quality of their own life in a number of ways. He said he felt the Block Grant Funds are a logical step to help them help themselves.

Mayor Rominger opened the public hearing.

Janie Gonzales, resident of Fifth and North Streets, Woodland, said she represents the Neighborhood Watch Group. She said many of the neighbors are in attendance, and it is very important to them to have the extra lighting installed in their neighborhood.

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

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council approved the transfer of \$17,519 in Community Development Block Grant funds from 1987-88, 1989-90 and 1991-92 programs to the Fifth and North Streets security (street lighting) program.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 8:23 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 8:40 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Slaven requested removal from the Consent Calendar of the agenda item regarding the bid call for a fencing project at the Regional Park.

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:

TRAFFIC SIGNAL AT COTTONWOOD AND CROSS STREETS:

The City Council authorized the advertisement for competitive bids for the

traffic signals and safety lighting at Cottonwood and West Cross Streets, Project No. 93-01. (See below for discussion.)

PLAYGROUND EQUIPMENT FOR EVERMAN MEMORIAL PARK:

The City Council authorized the call for bids for the purchase and installation of playground equipment for Everman Memorial Park.

COMMUNITY SWIM CENTER POOL COVERS:

The City Council awarded the bid for the purchase of five 15' x 75' replacement pool cover panels at the Community Swim Center to Lincoln Equipment, Inc., in the amount of \$5,497.50.

COMPLETION OF FARIA PARK SUBDIVISION IMPROVEMENTS:

The City Council accepted as complete the improvements constructed as part of Subdivision No. 3922, also known as Faria Park No. 4; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

SECOND QUARTER FY 1992-93 FINANCIAL STATUS REPORT:

The Council received the second quarter financial status report for Fiscal Year 1992-93.

RESOLUTION NO. 3705 - JRH BIOSCIENCES OWNER PARTICIPATION AGREEMENT:

The City Council adopted Resolution No. 3705 approving the Owner Participation Agreement (OPA) with JRH Biosciences, Inc.

Rod Johnson, who is working with JRH, gave Council background. He said the British company which owns JRH Biosciences asked JRH to look at various communities for a new facility, and the Redevelopment Agency's participation really made a significant difference in their selecting Woodland for their site. He said secondly the employment base in Woodland was a factor, and thirdly the ease of development in Woodland was important in making their decision.

REGULAR CALENDAR:

FENCING AT WOODLAND REGIONAL PARK:

Council Member Slaven said he had concerns about the type of fence proposed for the Regional Park. He asked that Council reconsider at a later date

after further investigation of the priority of the necessity for the fencing. Mayor Rominger said she also had concerns about the cost of the fencing.

Parks and Recreation Director John Suhr said the reason a fence is being proposed for this site is because it was a landfill site and there is a recommendation to the City that it be properly fenced to keep people from illegally dumping in a closed landfill site and for safety issues and securing the facility. He said after adult leagues the site will be only open for limited use and will be closed after the Aeromodelers and Los Caporales are finished with their activities. He said the County has asked the City to secure the site as one of the conditions of developing the site. He estimated chainlink fencing with gates to cost approximately \$65,000.

Council Member Flory said he was concerned that all of the \$65,000 was proposed to come from Park Bond funds. He said this would penalize parks for other people dumping at the site. Also he said the City does not know when the site will be developed. He suggested taking the money from an enterprise fund for fencing the property.

Assistant Park and Recreation Director George Ahlgren said the dollars for the fencing have been identified as part of the application for State Park Bond funding. He said these funds can only be spent at the Regional Park and not at other parks. He said they felt this was a reasonable expenditure of this money, and the fencing is part of the long term master plan for the Park.

Council Member Flory said he felt the \$65,000 could be put to better use at the Regional Park.

City Manager Kris Kristensen staff will explore other funding sources to pay for some or all of the fencing costs. He suggested that Council review the whole master plan for the Regional Park, fencing alternatives, and financing.

TRAFFIC SIGNAL AT COTTONWOOD AND CROSS STREETS:

On motion of Council Member Slaven, seconded by Council Member Sandy and carried, Council agreed to reconsider the issue of the traffic signal at Cottonwood and Cross Streets per request of Council Member Slaven.

Council Member Slaven said his concern was not with the necessity of having the signal at that location, but rather the possibility of saving some money, if it could be worked out, with the signal in use on East Street at the County Fair Mall. He said he did not feel the East Street signal was necessary or needed, and prior to the State Route 113 freeway construction it was necessary, but now that traffic is being routed by the Freeway. He asked if there might be a possibility of using a portion of the signal at the Cottonwood and Cross Street location to save

some money.

Director of Public Works Gary Wegener said staff can certainly look into that, but he said he had a concern that the City is trying to get the Cottonwood and Cross Street signal installed in time for school in the fall. He pointed out that the East Street signal does not serve a four-way intersection as is needed for Cottonwood and Cross. He thought that a traffic study might be needed to remove the signal.

The City Manager said the installation of the signal on East Street was required by the City of the County Fair Mall developers, and if the City removes the signal, the Mall may have access to some reimbursement for their expense. He said this may not be a clean savings. He suggested that staff look into the possibility and at the same time proceed with going to bid and evaluate with a report back at the next Council meeting.

Council Member Sandy cautioned that the East Street signal might be needed for the protected left turn pocket into the mall. Council Member Slaven said he would still like to see a traffic study conducted. The City Manager said staff will gather the information it already has about traffic conditions at the East Street location to see how the signal meets the warrants currently, and take into account other practical issues such as sizing, etc.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the advertisement for competitive bids for the traffic signals and safety lighting at Cottonwood and West Cross Streets, Project No. 93-01.

Council Member Sandy said he supported the motion but wanted to go on record as opposing the staff direction.

RESULTS OF EPA WATER TESTS:

Senior Civil Engineer Mike Horgan reported that routine water samples taken during the month of January 1993 have exceeded the EPA (Environmental Protection Agency) and State requirements for maximum contaminant limits for bacteria, total coliform or soil bacteria. He said while there is not an immediate health problem, the regulations require that the City notify the public. He said a press release was given to the local newspapers. He said the City has had no significant bacterial failures, however, it is not uncommon to have some positive tests. Currently 12 tests have been taken each week throughout the water distribution system for total coliform, and each testing requires further testing for fecal coliforms, human or animal bacteria. He said those tests have turned up negative. Additionally the positive tests require three tests at or near the positive test site for recheck. Mr. Horgan then used an overhead projector to show the

bacteriological test results. The current proposed course of action he said is to continue with the weekly distribution sampling, and continue to work with the State Department of Health Services and the Yolo County Environmental Health Services. The Council and the public will be kept apprised of what is taking place, and staff will follow up with additional news releases. He said the City does have some portable chlorination units on hand, and tomorrow morning one will be set up for a test run. If necessary, in the near future, the City will chlorinate. Additionally, the City will be testing the inactive wells. With 18 wells in total in the City four are running at peaks hours of the day and all of the others will be checked before they are put back on line. He said there will be a short term chlorination of the distribution, and the three locations for the chlorinators will be identified. He said there will be taste and odor for the first time of chlorination, and there will be a very aggressive city-wide flushing program to draw the chlorine into the system and throughout the system. Some of the silt and sand will be removed with this process. He said if long term permanent chlorination is required, there will be a significant amount of work to do.

Public Works Director Gary Wegener said the flushing will be accomplished with fire hydrants. He also emphasized that the test results are positive for total coliform, but there have been no positive readings or fecal coliform. He said this means currently there is no indication of a problem with the integrity of the system. He added that a number of other municipalities which use deep well watering have experienced the same problems since the new State and Federal standards went into effect.

Vice Mayor Sandy commended Public Works Department staff for moving swiftly on this problem and safeguarding the City's water supply. He also expressed appreciation to the Daily Democrat reporter Jack Durham for his informative articles on this topic.

BID AWARD - SELF-CONTAINED PATCH TRUCK:

Council Member Sandy left the meeting at 9:16 p.m. and then returned at 9:20 p.m.

Council was asked to award the bid for a self-contained patch truck to be funded through the Equipment Replacement Fund and to replace Equipment Number 206, which is a 1974 International patch truck with 176,139 miles on it.

The Public Works Director said originally the specification called for an air compressor in the truck which would add about \$11,000 to the cost, but with the bid results he recommended the truck without the air compressor at this time. He said he hoped that some time in the future this could be added back in and retrofitted.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council awarded the bid for a self-contained patch truck to F. B. Hart Company in the amount of \$62,440.74 and agreed that when funds permit the air compressor be added.

CONTRACT FOR AERIAL PHOTOGRAPHY:

On motion of Council Member Crescione, seconded by Council Member Sandy and carried by unanimous vote, the City Council authorized the Director of Public Works to negotiate a contract, not to exceed \$10,000, for a City of Woodland aerial photography update.

RESOLUTION NO. 3706 - NORTH PARK LIGHTING/LANDSCAPING DISTRICT:

Finance Director Peter Woodruff advised Council that construction has begun on the North Park Unit No. 5 subdivision project which is located north of Kentucky Avenue between County Road 98 and Ashley Avenue. Some of the features of the development include the construction of noise walls along Kentucky, Road 98, and Ashley. Also, there is a drainage pond and greenbelt area included in the project plans. Because of the difficulties the City has encountered in the past with providing maintenance for improvements of this type, he said a condition of the project approval was agreement to form an assessment district to finance the provision of such services. The district would need to adhere to the requirements of the Landscaping and Lighting Act of 1972.

The City Manager said the Council has been discussing a City wide lighting and landscaping maintenance district, and if the Governor's budget is approved the City can anticipate using this type of financing mechanism to accomplish these functions.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3706, which will formally set in motion the formation of a lighting and landscaping assessment district for the North Park development.

SOLE SOURCE PURCHASE OF BALL FIELD MAINTENANCE EQUIPMENT:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized staff to sole source purchase "Turfterra" park equipment for maintaining ball diamond infields in the amount of \$5,274.98 from Reed Equipment Company, Stockton, California.

SOLE SOURCE PURCHASE OF LIGHT CONTROL PANEL FOR CLARK FIELD:

The Park and Recreation Director reported that the recommended purchase of a new light control panel for Clark Field will provide the City with a system that will monitor and hold recreation groups accountable for their fair share of electrical costs.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council authorized staff to sole source purchase a light control panel for Clark Field from Tesco Control, Inc., Sacramento, California, in an amount not to exceed \$10,000.

PERSONNEL BOARD INTERVIEWS:

Council appointed Vice Mayor Sandy and Mayor Rominger to interview applicants for Personnel Board, replacing Council Members Flory and Crescione who will not be available for the interviews scheduled for February 3.

ADJOURNMENT:

At 9:40	n.m.	the	meeting	was	adiour	rned.
, LL J. 10	D.111.		11100011119	www	aajoai	1100

City Clerk of the City of Woodland	