

Council Chambers
300 First Street
Woodland, California

January 5, 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, Flory, Sandy, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Ruggiero, Murphy, Woodruff, Wegener, Nies, O'Toole, Bach, Horgan, DeWeerd, Zier, Kindsfather

MINUTES:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote (Council Member Crescione abstained), the City Council approved the minutes of the regular meeting of October 6, 1992 as prepared.

On motion of Council Member Sandy, seconded Council Member Crescione and carried by unanimous vote (Council Member Flory abstained), the City Council approved the minutes of the adjourned meeting of November 24, 1992, as prepared.

COMMUNICATIONS:

1. From Charles Fox, owner of vacant parcels on West Main Street, a letter was received expressing concerns about the City's weed abatement program and urging a bidding process for the program. Council also received response letters from Fire Chief John Buchanan to Mr. Fox's December 6 letter and a July 6 letter from Mr. Fox addressing the same issues.

2. From Doug Cole a letter was received withdrawing his application for a conditional use permit modification for New Generation Children's Center, 1224 Cottonwood Street. The Council had set this matter for a public hearing for the January 5 meeting based on the appeal filed by Vice Mayor Sandy, and now the hearing will not be necessary.

3. From Finance Director Peter Woodruff a memo was received advising of claims paid for accounts payable and payroll for the month of November 1992. No

Council action was necessary.

4. From the State Department of Alcoholic Beverage Control copies were received for an off sale beer and wine license for Quik Stop, 10 Kentucky Avenue; and an on sale general eating place license for Vince's Place, 140 W. Main Street. Police Lieutenant Del Hanson had advised that the Police Department had no problem with the issuance of these licenses. No Council action was necessary.

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 October 8, 1992. No Council action was necessary.

2. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meeting of November 2, 1992. 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 November 18, 1992. No Council action was necessary.

4. From Finance Director Peter Woodruff a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority Board meeting of December 2, 1992. No Council action was necessary.

5. From Parks and Recreation Director John Suhr a report was received summarizing action taken at the Child Care Commission meeting of December 2, 1992. No Council action was necessary.

6. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historic Preservation Commission meeting of December 8, 1992. No Council action was necessary.

7. From the Parks and Recreation Director a report was receive summarizing action taken at the Park and Recreation Commission meeting of December 16, 1992. No Council action was necessary.

PUBLIC COMMENT:

Tanya Keith, community worker for the Woodland Substance Abuse Prevention Partnership, and others announced a Substance Abuse Prevention event to be held on January 16, 1993, 10:00 a.m. to 4:00 p.m. at Woodland High School.

Mayor Rominger thanked Dave Roberts and Steve Borchard for serving as camera

operators for this meeting.

HEARING - UPDATED HOUSING ELEMENT OF GENERAL PLAN:

Mayor Rominger said this time had been set for a hearing to consider adopting an amendment to the General Plan updating the City's Housing Element.

Senior Planner Howard Nies gave the staff report. He advised that State law requires that the City update the Housing Element of the City's General Plan, and this should have been updated in 1991. He said as well as the practical advantage of having a Housing Element that has been approved by the State the City would receive additional points, for example, in the HOME application the City will be filing for the Hotel Woodland. He said a committee was appointed to review the update, and that committee recommended to the Planning Commission the updated Housing Element. The Commission then held three hearings last fall, and Council received the Commission's recommendation on December 7, 1992. He then highlighted the major changes: (1) the Update will reflect the 1990 Census data whereas the previous Housing Element contained 1980 Census data; (2) the Update recommends the establishment of an objective of 35% of all housing units being multiple family units; (3) for Phase I (which includes land in the existing City limits) the City will require 10% of the new multiple family units be very low income units and that 15% of the new multiple family units be low income units or 20% of the new multiple family units be very low income units; there is a goal of 10% for single family and duplexes that they be moderate income units; for Phases II and III the Planning Commission recommended that 15% of the multiple family units be very low income units and that 10% of the new multiple family units be low income units; the Planning Commission recommended that for Phase II and III there be a requirement that 10% of all new single family units be affordable to low income units and establish a goal that 10% of all single family units be moderate income; (4) the Update provides that there shall be a new land use designation for Phases II and III for townhouses, duplexes and condominiums; and (5) the Update establishes a medium density of eight units per acre for medium density multiple family units. He said the Housing Element Update was referred to the State, and the State has accepted the modifications. He also noted that the Sacramento Area Council of Governments (SACOG) Housing Needs Plan was the basis for all of the figures on what the City's needs were for the various categories.

Dick Bornholdt, consultant, was present at the meeting for questions from the Council. Mr. Bornholdt assisted with the at-risk units and the problem of set asides for multiple family and single family units.

Mayor Rominger opened the public hearing.

The following persons spoke: Bruce Houdesheldt of the Building Industry Association, John Tallman of Morrison Homes, and David Jones of Legal Services of Northern California.

There being no further comments the hearing was closed.

After comments from Council, Council agreed to continue the hearing on February 2, 1993. Community Development Director Janet Ruggiero said based on concerns expressed she will report back regarding the establishment of requirements and goals with respect to the various phases, and she will ask Mr. Bornholdt to do some analysis and give Council some examples so Council can observe housing stock in other communities. She will also report back on move-up housing.

HEARING - PIRMI-VOLKL PREZONING & STORM DRAINAGE FACILITY ISSUE:

Mayor Rominger said the second public hearing scheduled is for the purpose of considering the prezoning of the PIRMI-Volkl project north of Kentucky Avenue and west of East Street from M-1 (County) to I Industrial and considering related storm drainage facility issues.

Senior Planner Tim Bach said this proposal involves the prezoning of 90 acres and nine parcels, and the purpose of the prezoning is so that the instant the property is annexed to the City there will be a City zoning designation. This is something LAFCO does to shift the environmental responsibility from LAFCO to the City so that the City becomes the lead agency. He said on October 15, 1992 the Planning Commission certified an NDEIR and recommended the prezoning to the City's Industrial Zone, and the Commission considered a recommendation from staff that no development take place on the Volkl property as long as the City's storm drainage master plan designated a portion of that property as a detention pond. The Commission recommended that the Council either reaffirm the storm drain master plan or initiate steps to amend it. In May of 1991 the current property owner at that time (Mr. Dubach) offered to sell the property to the City and the City Council decided not to acquire the property at that time. The property was then sold to the Volkls who felt the City did not want the property and proceeded to fill the pit with intentions of placing some type of industrial development on the property. Following the Planning Commission meeting the Public Works Department and Community Development Department staff considered options to not having the pit on the Volkl property. The pit was designated in concept form to provide 100 acre feet of water as a detention pond and was intended to serve an area which was mostly north of Kentucky Avenue to County Road 98. Options include: (1) relocating the pond on another property (it is estimated that this would require an area of eight to ten acres); (2) providing a series of smaller ponds on other properties, which together would accommodate 100 acre feet of water; (3) abandoning the ponding concept and upsizing the pipes, pumps and related facilities; (4) limiting or restricting development in the Phase II area to lessen the need for a detention pond; or (5) a combination of 2, 3 and 4 above. Mr. Bach said before the matter came to the Commission the Volkls submitted an offer to the City to sell a portion of their property for a pond with about eight acres, and the City Manager prepared a response to that offer. Today, he said, the City received a response from the Volkls. He said staff recommended that the Council authorize the

solicitation for proposals for an engineering study to determine the feasibility of using a portion of the Volkl property as a storm drain detention pond.

Mayor Rominger opened the public hearing.

The following person spoke: Karen Diepenbrock, attorney representing PIRMI/Volkl.

There being no further comments the hearing was closed.

Ordinance No. 1225:

On motion of Council Member Slaven, seconded by Council Member Crescione and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1225 rezoning the PIRMI/Volkl properties to the I Industrial Zoning with the findings and conditions of approval (Exhibit A) as recommended by the Planning Commission.

On motion of Council Member Crescione, seconded by Council Member Slaven and carried by unanimous vote, the City Council authorized solicitation of proposals for an engineering study to determine the feasibility of using a portion of the Volkl property as a storm drainage detention pond and agreed City will work with Volkl's and approve selection and procedures of consultant retained for soils analysis.

The Council took a recess from 9:37 p.m. until 9:50 p.m.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 9:50 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 10:35 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

Council Members Crescione and Flory returned to the Council meeting.

REPORTS OF CITY MANAGER:

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:

ORDINANCE NO. 1226 - PARK CURFEW:

The City Council introduced and read by title only Ordinance No. 1226 entitled, "An Ordinance of the City of Woodland Amending Sections 15.33 and 15.34 of the Code of the City of Woodland Concerning the City Park Curfew and Parking Restrictions During the Curfew." This ordinance provides permitted hours at parks of 5:00 a.m. to 10:30 p.m.

AUDIT/COMPREHENSIVE ANNUAL FINANCIAL REPORT:

The City Council accepted the Comprehensive Annual Financial Report for the fiscal year ended June 30, 1992, which includes audited financial statements for the City and Redevelopment Agency; and the Council accepted the Management Letter prepared by the audit firm of Boysol, Myers and Pon and approved the City's response to the Management Letter.

COMMUNITY SWIM CENTER BUILDING CHANGE ORDER:

The City Council authorized Change Order No. 3 with Fisher Design and Building for concrete and interior work in an amount not to exceed \$10,000.

1993 COMMUNITY SERVICE AWARD NOMINATING COMMITTEE:

The City Council appointed Elaine Rominger, Henry Delp, Twyla Thomson, Don LaPlante and Jim Leathers to the 1993 Community Service Award Nominating Committee.

REGULAR CALENDAR:

HISTORIC BUILDING DEMOLITION CONTROLS:

Associate Planner Ron Pinegar reported to Council on the position of the Historic Preservation Commission in recommending the proposed Historic Demolition Review ordinance. He said the Commission feels it is important to provide some protection for arbitrary demolitions.

Mike Volonte said the problem with the proposed ordinance is that it is too all encompassing. He said he also has problems with the time frames specified in the ordinance.

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

After some discussion the Council agreed to postpone introduction of the ordinance until February and directed the staff to report back to Council on CEQA

(California Environmental Quality Act) requirements with respect to the proposed ordinance, transfer development rights, and some examples.

1993-95 CITY CAPITAL BUDGET:

The Council discussed the Capital Budget for Fiscal Years 1992-93, 1993-94 and 1994-95.

Mayor Rominger noted that improvements are needed at Camarena Park and Freeman Park, and she felt they need to be included in the Capital Budget. The City Manager noted that the Parks and Recreation Commission is primarily responsible for submitting the park related capital projects to Council, and he said staff is working on a Community Development Block Grant proposal to provide some additional facilities in Freeman Park to go along with some of the activities of that neighborhood. He said the City needs to consider some long term decisions with respect to Freeman Park and that whole section of Main Street. He also said there is a joint meeting with the Parks and Recreation Commission later this month, and Council can discuss those issues.

Finance Director Pete Woodruff said one of the problems with the Capital Budget is that there are so many needs, and the projects just have to be prioritized.

Council Member Slaven said he agreed with Mayor Rominger that improvements are needed at Freeman Park and Camarena Park, and he urged that volunteers from the community be allowed to proceed with their fund raising projects.

After further discussion Council agreed to hold a special session to consider adoption of the Capital Budget.

CONTRACT FOR UPDATING MAJOR PROJECTS FINANCING PLAN:

On motion of Council Member Slaven, seconded by Council Member Crescione and carried by unanimous vote, the City Council extended the meeting from 11:30 p.m. to 11:45 p.m.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, Council authorized staff to enter into a contract with Terrance E. Lowell and Associates and Angus McDonald and Associates for an amount not to exceed \$33,000 to carry out the scope of work.

CITY AUDIT SERVICES:

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

and carried by unanimous vote, the City Council authorized a contract for audit services with Boysol, Myers and Pon for the fiscal years 1992-93, 1993-94, and 1994-95 with total costs not to exceed \$25,700 in 1993, \$27,000 in 1994, and \$28,300 in 1995.

RESOLUTION NO. 3702 - APPLICATION FOR FEDERAL HOME FUND GRANT:

Council Members Crescione and Flory stated that they had a conflict of interest and left the meeting during discussion and action on the application for a Federal HOME Fund Grant.

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by unanimous vote (Council Members Crescione and Flory abstaining), the City Council adopted Resolution No. 3702 approving the application for the HOME funds for the rehabilitation of the Hotel Woodland.

Council Members Crescione and Flory returned to the meeting.

GRANT FUNDS FOR "BUY RECYCLED EXPO":

On motion of Council Member Slaven, seconded by Council Member Sandy and carried by unanimous vote, the City Council authorized the acceptance of funds offered to the City of Woodland from the California Department of Conservation, Division of Recycling to produce a "Buy Recycled Expo." The "Buy Recycled Expo" is a program intended to stimulate the recycling market.

ADJOURNMENT:

At 11:45 p.m. the meeting was adjourned.

City Clerk of the City of Woodland