

Council Chambers
300 First Street
Woodland, California

September 1, 1992

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 some personnel matters. All Council Members were present at the meeting. Present were Rominger, Crescione, Flory, Sandy and Slaven. City Manager Kris Kristensen and Assistant City Manager Kristine O'Toole were also present at the meeting.

Council adjourned the closed session and the special session at 7:20 p.m.

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, Finan, Bryan, Bach, McDonell, Hansen, McDuffee, Suhr, Smith, O'Toole

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:45 p.m. until 7:20 p.m. to discuss some personnel matters as provided by the California Government Code. 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 June 16, 1992, as prepared.

COMMUNICATIONS:

1. From Finance Director Peter Woodruff a memo was received advising of claims paid by the City for the month of July 1992 for accounts payable and payroll. No Council action was necessary.

2. From Ann C. Worrell, 1325 Tyler Court, Woodland, a claim against the City was received in the amount of \$746.05 for damages to her vehicle. The claimant stated in the claim that her vehicle was damaged on February 26, 1992 at the intersection of Matmor Road and Coolidge when she drove through some barricades. The City's insurance representative recommended that Council reject the claim and refer it to them.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council rejected the claim against the City filed by Ann C. Worrell and referred the claim to the City's insurance representative.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of June 15, July 6 and July 20, 1992. No Council action was necessary.

2. From City Manager Kris Kristensen a report was received summarizing topics discussed at the Yolo County Transit Authority Board of Directors meetings of July 22 and August 12, 1992. No Council action was necessary.

PUBLIC COMMENT:

There were no comments from members of the audience regarding items not listed on the agenda.

RESOLUTION NO. 3690 - 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. 3690, a Resolution of Appreciation for retiring employee Roberto Marin.

Mayor Rominger presented a plaque and the resolution to Mr. Marin saluting him for his 26 years in the Public Works Department with the City of Woodland.

SACTO 1992-93 BUSINESS AND MARKETING PLAN:

Alan Gianini, Executive Director of Sacramento Area Commerce and Trade Organization (SACTO), made a presentation on the SACTO 1992-93 Business and Marketing Plan.

PRESENTATION FROM "FRIENDS OF JACK SLAVEN":

Lou Meikle, treasurer of the campaign committee for Council Member Slaven, said after the April 10, 1992 election the committee had surplus funds and donated some funds to Woodland Powder Puff, Woodland Little League and Babe Ruth. He then presented a check for the balance of the funds (\$683.96) to Lieutenant Hanson of the Woodland Police Department for drug prevention programs. Mr. Meikle said he would encourage members of the private sector to donate funds as well for these programs.

PRESENTATION BY LITERACY COUNCIL:

Roy Holmes, President of the Literacy Council, presented a check to the Mayor in the amount of \$11,000 which was raised by the Woodland Literacy Council to support the Library Literacy Service. This contribution represented over 25% of the 1992-93 budget for Literacy Service.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 7:50 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 7:55 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 Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council approved the following Consent Calendar items:

FOURTH QUARTER FISCAL YEAR 1991-92 FINANCIAL REPORT:

The City Council received the fourth quarterly financial report for Fiscal Year

1991-92.

FINAL MAP FOR FROMMELT SUBDIVISION:

The City Council approved Final Map No. 3986, Unit 1, also known as Frommelt Subdivision located north of Woodland Avenue between Walnut Street and Freeman Street.

REGULAR CALENDAR:

GENERAL PLAN AMENDMENT REQUESTS/UPDATE:

Community Development Director Janet Ruggiero asked for Council direction regarding whether to proceed with a General Plan update and how to address amendments. She said Council has received a report on the staff time to prepare the update as well as some policy guidance on how to address those amendment requests already received. She said City Attorney Bob Murphy prepared letters which deal with how to address amendments in terms of looking at applications within the General Plan boundaries, those inside the City, those outside the City as well as doing cuts with particular proposals. She asked if the Council wants staff to continue to process General Plan amendment requests that are submitted or to utilize a method of evaluation or to begin the General Plan update process.

Council Member Flory noted that the number one application listed (within a listing of General Plan, Plan Amendments and/or Annexation proposals pending March 23, 1992) was for the Woodlands project. He asked if the other projects listed could be on hold until the General Plan is reviewed in 1993.

Ms. Ruggiero said Council could effectively with some type of action not accept General Plan amendments because we are going to be very close to doing an update. Responding to an inquiry from Council Member Slaven, she said that the Spreckels project is the only one of those nine projects listed which has gone through the entire process and will be coming to the Council on a Planning Commission recommendation. She said the question is should the Spreckels project be allowed to go through the process and put the remaining which have just filed their initial applications on hold until the update is completed.

Assistant City Attorney Ann Finan said the decision to not process the General Plan amendments is simply a policy action and would not require a

moratorium ordinance. She said the statute gives the Council discretion. The City Council may or may not consider those types of requests.

Mayor Rominger advised Council, staff and the public that as far as the Spreckels project she must declare a conflict of interest and cannot participate in any discussion or decisions.

Council Member Slaven asked when the Spreckels application will go before the Planning Commission. Ms. Ruggiero said the Planning Commission will consider the Spreckels application on September 24, 1992.

Council Member Flory said the Council could effectively take on project number 1 (Woodlands Project) and number 4 (the Spreckels project) since they have already gone through the process. Ms. Ruggiero said the Woodlands project is not a General Plan amendment request; it is simply a discussion of the needs assessment. She said there is no formal application, and they have not even started the process. She said Council could still address the assessment, but if Council made a determination from a policy standpoint that Council does not wish to accept other General Plan amendment requests, the Woodlands project applicant has not yet started the process. She said project number 2 for Panattoni and project number 3 for Nott/Heidrick have initial studies on file, but responses are on hold based on Council's discussion. She said the Swanson/Walmart proposal had been filed but has been dropped. The Conaway Ranch project will be coming forth with a General Plan amendment request. The Volkl/PIRMI (Streng) project applicant is anxious to file a General Plan amendment as well as another property owner not listed in Phase II. She said depending on Council's direction a signal could be sent to indicate that Council wants to look at these projects in terms of the bigger project of doing a General Plan update and rather than looking at the projects individually.

Ms. Finan advised that Council could take a policy action tonight as long as there is not a conflicting ordinance in the municipal code, and this would not require a resolution.

The City Manager said there are two issues before the Council. Council needs to consider how it wants to approach the General Plan update. He said the Council can consider that process now or next year and still be within the General Plan rules. In determining that he said the Council can also say how it wishes to deal with the other topic -- the various amendments -- as a part of the update process. If the Council, he said, wants to deal with the update separately without dealing with the various amendment requests, the Council can handle those separately.

Mayor Rominger said personally she feels that considering there are nine proposals and there may be a tenth, and five of the nine are outside the Urban Limit Line before the Council considers expanding the community, the Council should do an update of the General Plan and focus on the various elements of the General Plan. She said she would also like to add water as an addition to the General Plan elements.

Council Member Crescione concurred with Mayor Rominger's statements and said it makes sense to hold the line and make sure the community does grow in a proper direction. He feels the General Plan should be reviewed thoroughly.

Council Member Sandy said the Council needs to budget for the General Plan update and set aside funds this year and next year so that we can pay the costs for the process. He said the stakes have changed for the City of Woodland in terms of development because the City is now contemplating with the proposals that have come forward development on a scale which has been heretofore unimagined in this community. He said in approving just one of the proposals the Council can effectively double the size of the community. He said the real question is going to be quality of growth and how much growth is going to occur. He said he preferred waiting until 1993 to start the General Plan update.

Council Member Slaven said he would also like to wait until 1993 to update the General Plan. As far as acting on the proposals, he said he assumed the City would act on the application of Spreckels because it is going to the Planning Commission. He said he felt the Woodlands project has been held in abeyance for quite a while, and he would be in favor of acting on their application.

The Community Development Director said the Council can talk over the next couple of months about what it wants to have in the General Plan update, and that way the Council has not started the cost process of hiring the consultant for the update. She said the Council can instead talk about what issues are important and then determine the cost of the update. Secondly, she said the Council can determine the public participation component of the General Plan. She said the update can be developer driven or community idea driven, and she said Council needs to decide how it wants to get the community involved in the update.

Council Member Flory said he is supportive of beginning the dialogue but would not be in favor of any move to start reviewing the General Plan before 1993. As far as the applications that are in, he said, it appears as if Spreckels is the only application that could be allowed to continue through the process at this time. With respect to the Woodlands Project the Council will only be talking about the

needs assessment in September, but he supported holding back discussion on the other applications after the General Plan update. He said 1993 should be our target date for the update.

Council Member Crescione said he wanted to receive community input on updating the General Plan and did not want to be accused of showing favoritism in proceeding with certain projects. He said he favored updating the General Plan as soon as possible.

Mayor Rominger said she supported a strong emphasis on community participation in the General Plan update process.

The City Manager said staff can report back to Council with a suggested schedule. He said the second issue is the nine General Plan amendment requests, and staff needs a Council-approved approach on how to deal with the requests.

Mayor Rominger said since she has a definite conflict of interest with one application and a possible conflict with another, she will ask Vice Mayor Sandy to conduct the meeting on this issue.

With regard to the applications for General Plan amendments Council Member Crescione said he has a problem with picking and choosing which amendment request should be processed. He said he would like a firm commitment to allow those within the Urban Limit Line to be processed, for example. He said he did not want to be accused of favoring one project over another for some very special reasons.

Vice Mayor Sandy said we are looking for a policy directive that can be evenly applied. He said a case could be made by saying no projects outside the Urban Limit Line will be accepted except for Spreckels simply because they are so far into the process.

Assistant City Attorney Ann Finan said there would not be a problem with allowing the Spreckels project to proceed because it is the one project that has a complete application and is far enough along. She said economically it would be a good to let that project proceed. She said there has been a significant amount of money and staff time spent on the project already. The City Manager said there has been an extensive commitment financially by the proponent for the project.

Council Member Slaven said he would be in favor of including the Woodlands project when it comes up.

Council Member Flory said as far as the Council knows that in the near future the only issue is the needs assessment for Area M, and this would have no bearing on that.

Responding to questions from Council the Community Development Director said the applicant for the Woodlands project has not yet filed a General Plan amendment request.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by the following vote, the City Council agreed that during this interim period before completion of the General Plan update the Council will only consider General Plan amendment requests for projects which are presently within the Urban Limit Line and the proposed Spreckels project:

AYES: COUNCIL MEMBERS: Flory, Sandy, Slaven
NOES: COUNCIL MEMBERS: Crescione
ABSTAINED: COUNCIL MEMBERS: Rominger

Council took a recess from 8:50 p.m. until 9:00 p.m.

TRIP REDUCTION ORDINANCE:

Associate Planner Colleen McDuffee presented a report for Council in response to questions raised at the August 18 Council meeting regarding the proposed Trip Reduction Ordinance. One issue, she said, was how we will treat motorcycles. She said motorcycles emit about two to three times more of the pollutants that create smog than an automobile does. Secondly, she said the implementation cost of the program is greater for the first year because there will be more involvement with businesses in preparing the surveys and annual reports. The first year costs will total approximately \$17,000 and the years following are estimated at \$12,000 each. She proposed two formulas for assessing the fees. With a 50/50 split half of the total cost of implementation would be covered by a surcharge on all commercial and industrial business licenses and the remaining half would be borne by the Major Employers. Under the 70/30 split, seventy percent of the total cost of implementation would be covered by a surcharge on all commercial and industrial business licenses, and the remaining thirty percent would be borne by the Major Employers through a fee with the submittal of a Trip Reduction Plan or Annual Report. Another issue, she said, is the congestion management legislation, which is the Proposition 111 gas tax measure. She said if the Council does not adopt the trip reduction ordinance the State Controller would be notified by the congestion management agency and the State would withhold the Proposition 111 funds, and for the last fiscal year this totalled about \$174,000.

Other implications, she said would be that the City would be precluded from having any projects in the State Transportation Improvement Program. In regard to the California Clean Air Act and the Yolo Solano APCD if the City does not adopt its own trip reduction ordinance, the Air District will apply their commute alternatives rule to the City of Woodland. She said the Air District will adopt their rule within the year, and if that occurred, the businesses in Woodland would have to report to the APCD, and the City as a major employer would also have to do that.

After some discussion Council took the following action:

Ordinance No. 1218:

On motion of Council Member Sandy, seconded by Council Member Slaven and carried by the following vote, the City Council (1) introduced and read by title only Ordinance No. 1218 adding Chapter 24 "Trip Reduction Ordinance" to the City Code related to the reduction of vehicle trips; (2) Council determined that fees should be based on the 50/50 split (half of the total cost of implementation would be covered by a surcharge on all commercial and industrial business licenses and the remaining half would be borne by the Major Employers); and (3) Council directed staff to work on the following items related to the goals of the Trip Reduction Ordinance:

- * Develop policy for City parking lots that will give preferential parking to carpoolers.
- * Amend Zoning Ordinance to establish a minimum and maximum number of parking spaces.
- * Amend Zoning Ordinance to require bike racks at businesses.
- * Amend Zoning Ordinance to provide incentive to builders to provide showers at the worksite.
- * Include safe bike routes through all parts of the City, including the Industrial areas, in the City's Master Bikeway Plan, which is currently being developed.
- * Request that the Yolo County Transit Authority consider the schedules of the Major Employers in the Industrial area when developing transit schedules.

AYES: COUNCIL MEMBERS: Flory, Sandy, Slaven, Rominger
NOES: COUNCIL MEMBERS: Crescione
ABSTAINED: COUNCIL MEMBERS: None

VEHICLE THEFT DETERRENCE PROGRAM:

Police Captain Russ Smith advised that the County of Yolo has indicated that it will be necessary for all of the cities in the County to approve the Vehicle Theft Deterrence Program in order for the Program to function. He said a committee comprised of representatives of the participating agencies has the authority to cut back the program if there is a shortage of funds.

On motion of Council Member Slaven, seconded by Council Member Sandy and carried by unanimous vote, the City Council (1) agreed to recommend to the Yolo County Board of Supervisors that they adopt a resolution authorizing the State Department of Motor Vehicles to collect a one (1) dollar additional fee on registered vehicles in Yolo County to fund a local vehicle theft deterrence program; (2) authorized the Police Chief to enter into a memorandum of understanding with all county law enforcement agencies to implement a local vehicle theft deterrence program; and (3) approved the upgrading of a Police Aide (permanent part-time position) to a full-time Community Services Officer position assigned to the Crime Analysis Unit (the increase will be funded by the Vehicle Theft Deterrence Revenue) and agreed that when the Vehicle Theft Deterrence Funds end the full-time Community Service Officer position will revert back to a part-time Police Aide position.

CITY BUDGET IN VIEW OF STATE BUDGET NEGOTIATIONS:

The City Manager said the Council adopted a Preliminary FY 1992-93 Operations and Maintenance Budget in June, 1992, and in doing so identified revenues and expenses based on the Budget Committee's recommendations which were approved in March. At that time the Council knew the State would give serious consideration to cutting local government revenues that might effect us this fiscal year, but the City was not certain how much the cut would be. He said as of 5:00 pm tonight he had not heard any definite idea what to expect from the State, and implementation of the cutbacks could take two to four months. He said the City's reserves can carry us for a short period of time, but he suggested that the City begin a process of Department Heads recommending a prioritized listing of cut options to be submitted to the City Manager. He proposed then convening a meeting of the Budget Committee and then submit those recommendations to the various City boards and commissions to give them an idea on the impacts to their programs as well as the whole City. He recommended targeting at \$800,000 in

budget cuts which would represent 5% in terms of General Fund expenses, but he said that is subject to change. He said this will be in addition to the \$600,000 already cut from the FY 1992-93 Budget.

Council Member Flory said he had some concerns with cutting levels of service for the Police and Fire Departments. He said possibly some other departments might take a bigger cut than public safety departments.

The City Manager said it is clear that there will be value judgements made, and when the Council makes ultimate cuts they will not be exactly 5% in any one category. He said he would hesitate, however, to exclude a group from this process simply because they are public safety. He said the Council and the community need to see the menu of proposed cuts.

Council Member Slaven said he supported the City Manager's recommendation and the use of the Budget Committee.

Council Member Crescione suggested that consideration be given to looking at reduction of salaries in order to keep the staff working. The City Manager said he is suggesting that the employee groups be involved in this review process.

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the City Manager's recommended process for approving additional adjustments to the City's FY 1992-93 General Fund Budget brought on by State budget actions.

The Council appointed Council Members Flory and Sandy to serve on the Budget Committee.

WILDLIFE HABITAT CONSERVATION PLANNING PROCESS:

Senior Planner Tim Bach recommended that Council authorize distribution of a proposed Memorandum of Understanding for the preparation of a Regional Habitat Plan strictly for the purpose of soliciting public input prior to taking formal action on the proposal. He said the MOU includes the County of Yolo and cities within the County as well as the State Department of Fish and Game. The purpose of the MOU is to "define relationships among State and local jurisdictions with permit or regulatory authority over threatened or endangered species and to develop a cooperative program called the Yolo County Habitat Management Program. The program will ensure that the activities of private and public parties will comply with applicable laws and regulations and will provide for the long term protection of such species and will identify necessary mitigation in a timely

manner." Mr. Bach said the cost of the program is uncertain, but it will be paid by the developers.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council authorized the distribution of the proposed Memorandum of Understanding for the purpose of soliciting public input prior to taking formal action on the proposal.

NEW SOFTBALL AND BASEBALL FIELDS:

Parks and Recreation Director John Suhr said the City currently provides 14 ball fields for youth through adults and 7 of those fields are lighted. He also outlined the master planning for facilities. He said his department communicated with all youth groups and adults regarding ball fields for the coming year, and he said the City will be meeting those needs. He said in 1994 without the Southeast Area ball fields there will be some problems. He said if the Southeast Area Plan holds true there will be one field each for Little League and Powder Puff, and the City will be able to meet the community's needs through 1995. There are three major complexes planned which have ball fields. The Regional Park has four lighted softball fields and a lighted baseball field. The old Beamer Street sewage treatment plant has a combination of two softball and one baseball fields. Adjacent to the elementary school site in the Southeast Area two youth ball fields are planned -- one for powder puff and one for Little League. He said the problem is funding for both developing the facilities and maintaining them. He said possibly a maintenance district could be formed in the Southeast Area. He said the Capital Funds for building the facilities are not nearly what was projected, and he said if this continues at this pace the facilities will not be built for ten years unless the City can develop some creative financing.

Council Member Slaven said the reason the City is in this position is that down through the years the City did not develop the necessary plans to develop the facilities, and he said this dates back to 1946. He then gave the history of the development of ball fields in the community. He said there are 2,400 adult softball participants making this the largest participation in any sport in Woodland. He said the City needs to look to the future to meet the community needs for softball fields. He estimated now that the City is short four softball fields, one field short for Powder Puff Softball and two fields short for baseball.

The Parks and Recreation Director said the Parks and Recreation Commission has an active committee for youth ball fields, and the chairman of the committee is Dr. Skip Davies. He said last year working with Powder Puff and Babe Ruth and utilizing school property and about 20 businesses two quality

softball fields were developed for Powder Puff at the High School and one quality baseball field. He said these fields are also used for soccer. He said they are looking at existing sites in Woodland and other school facilities.

Council Member Flory suggested that the Parks and Recreation Director submit the Council comments to the Parks and Recreation Commission. He said this Council is well aware of the needs for sports and parks in the community through communications from the Commission, and he said we are constantly trying to find ways to fund these programs. He said, however, that the bottom line is dollars, and he said once the facilities are built they have to be maintained.

Council Member Slaven said if a plan is implemented the dollars will come about.

The City Manager suggested that the Council focus one or two of the proposed fields in a way that would generate community support. He said probably the Parks and Recreation Commission and staff can bring back a plan to Council to take one or two of these facilities and market in the community as a community project. Some money will come from development but some could also come from the community.

Mayor Rominger suggested that Council Member Slaven meet with Mr. Suhr and work out the details for a presentation to the Commission.

AWARD CONTRACT FOR MEDIAN/SOUNDWALL LANDSCAPE MAINTENANCE:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council awarded the contract for landscape maintenance of soundwalls, street medians and landscape areas to Creative Improvements and authorized expenditures up to \$31,380.

Council was advised of the need to transfer \$30,000 in funds budgeted for the Recreation Superintendent position to "Other Contract Services" to cover the fund shortage for Fiscal Year 1992-93 for landscape maintenance.

CHANGE TO LIQUID CHLORINE USE AT MUNICIPAL POOL:

On motion of Council Member Slaven, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the addition of \$11,441 to the Park and Recreation Department General Fund Budget for the conversion of the Municipal Pool water treatment system from chlorine gas to liquid chlorine.

GOVERNMENT CABLE TELEVISION CHANNEL POLICIES:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council approved a programming and production policy for the City of Woodland's cable access channel.

FUTURE MEETING AGENDA ITEMS:

Council Member Sandy suggested that the Council send a letter to the County of Yolo regarding concerns about additional charges for booking fees and the fact that the number of arrests is dropping.

Council Member Flory inquired about the Conaway water issue and was advised that the item will be on the next County/City 2 x 2 meeting agenda. The City Manager said the team meeting regarding the Conaway water issue will be held on September 16, 1992 at 2:00 p.m. He asked for a Council representative to attend that meeting. Mayor Rominger said she would like to be a regular member to that group, but would not be able to attend the September 16 meeting. Council Member Sandy said he could attend that meeting.

ORDINANCE NO. 1217 - PASSENGER LOADING FOR DAY CARE AND SCHOOL FACILITIES:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted and read by title only Ordinance No. 1217 providing for passenger loading requirements for day care and school uses:

AYES: COUNCIL MEMBERS: Crescione, Flory, Sandy, Slaven, Rominger
NOES: COUNCIL MEMBERS: Crescione

City Clerk of the City of Woodland