

Council Chambers  
300 First Street  
Woodland, California

July 21, 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 labor relations. 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 7:30 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, O'Toole, Murphy, Ruggiero, Ahlgren, Woodruff,  
Horgan, Ostebo

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:45 p.m. until 7:30 p.m. to discuss labor relations as provided by the California Government Code. He said no Council action was taken at the meeting.

MINUTES:

On motion of Council Member Flory, seconded Council Member Sandy and carried by unanimous vote, the City Council approved the minutes of the regular Council meeting of May 5, 1992 as prepared.

## COMMUNICATIONS:

The City Clerk recommended that Council postpone discussion and action on any Council communications until the first regular meeting in August since the items were not printed on the posted agenda.

## COMMITTEE REPORTS:

1. From Chief of Police Bob McDonell a report as received transmitting the minutes of the Governing Board of the Yolo County Communications Emergency Services Agency (YCCESA) meeting of June 12, 1992. No Council action was necessary.

2. From Senior Civil Engineer Dan Blankenship a report was received transmitting the minutes of the Traffic Safety Commission meeting of June 15, 1992. No Council action was necessary.

3. 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 June 24, 1992. No Council action was necessary.

4. From Community Development Director Janet Ruggiero a report was received summarizing topics discussed at the joint meeting between the Historical Preservation Commission and the Yolo County Historical Museum (Gibson House) Advisory Board of July 1, 1992. No Council action was necessary.

5. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of July 2, 1992, as follows:

- (a) Commission received public comments regarding the removal of trees at the North Park 5 Subdivision.
- (b) Commission appointed Commissioners Schwartz, Hicks and Friedlander to the subcommittee on nuisance abatement.
- (c) Commission conditionally approved a conditional use permit/planned unit development and tentative subdivision map for Woodland Village Estates. This project, located at the northwest corner of West Kentucky Avenue and County Road 98B, involves the subdivision of 4.25± acres into 32 lots.
- (d) Commission considered the Triond project which involves the construction of a 6,000 square foot convenience store at the southeast corner of East Street and East Gum Avenue. The Planning Commission certified the

NDEIR on this item, but continued action on the project to August 6, 1992. There are two remaining issues: relocation of residents of six trailers that will be removed as a result of the project, and the requirement to underground utilities along property frontage.

(e)Commission continued the Sharma Express Food Mart project at 410 Walnut Street to July 16, 1992.

(f)Commission continued indefinitely the modification to the County Fair Mall comprehensive sign plan.

(g)Commission continued discussion of the Draft I-5 Corridor Landscape Plan until August 6, 1992 at the request of numerous commercial and industrial property owners along the Corridor.

(h)Commission continued discussion of the Winncrest Homes preliminary plan in the Southeast Area until July 16, 1992.

(i)Commission held a discussion on "Uses in the Commercial Highway Zones." Commission also directed staff to consider amending the C-H Zone to allow more flexibility and consider rezoning of two areas.

(j)Commission considered the draft design review guidelines. Commission will hold another study session on design review probably in September.

No Council action was necessary.

6. From City Manager Kris Kristensen a report was received summarizing topics discussed at the Davis/City 2 x 2 meeting of July 6, 1992. No Council action was necessary.

7. From Parks and Recreation Director John Suhr a report was received summarizing action taken at the Child Care Commission meeting of July 8, 1992. No Council action was necessary.

8. From Management Analyst Sherri Martin a report was received transmitting the minutes of the Tree Commission meeting of July 13, 1992. No Council action was necessary.

PUBLIC COMMENT:

Beverly Sandoval said she was a resident of Woodland and has been a user of the child care program. She said she felt the quality of the program is great and she hoped the program can continue.

City Manager Kris Kristensen said he received a communication for the Council late last week from Ed Shelly, President of the Downtown Improvement Association, asking for funds. He said he will set the matter for discussion at the August 4 meeting.

Mayor Rominger thanked Assistant City Manager Kristine O'Toole for volunteering as the camera operation for this meeting.

PRESENTATION TO GRIFFIN CHILDERS:

Council Member Slaven said that Griffin Childers, a Woodland High School student, set a State high jump record and became the first Woodland High School boy to win a State meet since 1929. He said since 1929 no one from Woodland has even qualified for the State meet.

On motion of Council Member Crescione, seconded by Council Member Flory and carried by unanimous vote, the City Council issued a proclamation of commendation honoring Griffin Childers for winning the California State High Jump Title. Mayor Rominger presented Mr. Childers with the proclamation.

HEARING - 1992 COUNTY WATER PLAN UPDATE:

Mayor Rominger announced that this time had been set for a hearing to consider approval of the 1992 County Water Plan update.

Senior Civil Engineer Mike Horgan gave the staff report. He said on June 16 Council held a public hearing, discussed the County Water Plan Update, identified some areas of concern and asked to continue the public hearing following a 2 x 2 meeting with the City of Davis. He said that meeting was held earlier this month, and the matter is being brought back to Council for a continuation of the hearing. He said the City will be asked to add a citizens advisory committee to the association organization which is being proposed. Additionally, the Council identified the need to place additional emphasis on water conservation and water reclamation (reuse).

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

Mr. Horgan said the Council tonight is being asked to comment to the County on the draft Plan. He said that endorsing the Plan will signal Woodland's interest in

participating in the voluntary association that is being proposed to coordinate and facilitate implementation of the recommended projects within the Plan. He said there was much concern expressed from the public at the workshops on the update about an additional layer of government and there was a strong effort to minimize that with the proposed voluntary association. He said a coordinator position is proposed to work for the Board to handle their matters, and this was done to minimize the expense of another agency being created. He said the participants can withdraw down the road if they choose. A draft agreement was presented to Council, and Mr. Horgan said that once the County approves the agreement, the Council will be asked to appoint a representative and an alternative to finalize the agreement and work on the cost split.

After Council expressed concerns about the association, the City Manager said the Council will not be committing to action on any one of the projects proposed with the Plan Update at this time. He said the Council at this time is only considering participation in the association to talk about the issues as a group regarding the ultimate direction to be taken. Also, he said the association does not convey the Council's authority to make decisions about the City of Woodland's policies to the association. The association will only be a forum in which water issues can be discussed. He said the association will then make recommendations back to the member agencies.

Mr. Horgan also pointed out that the Yolo Solano Surface Water Report will be another document which will be presented to Council in the future after a multiple 2 x 2 schedule, and this deals with a much bigger projects and leads to a much bigger commitment on the part of the City if it decided to proceed ahead. He said the Water Plan Update is more of an organizational approach and forum.

Council Member Crescione said he was opposed to hiring a coordinator for the association. The City Manager said he also is not supportive of just hiring additional personnel, but the issue of providing surface water alternatives is bigger than just one agency can handle.

Council Member Flory proposed that the City indicate to the County that the City is interested in forming some type of association that will look at and coordinate the needs for water in Woodland, and that the City wants to be an active participant if everyone has the same goals. Council Member Slaven said he agreed with Council Member Flory.

Council Member Sandy said he was concerned that the group was formed without adequate public input and public notice, and he felt anyone who is a member of the association ought to have in place a water conservation plan. He said most of the cities have done that, but some of the other potential participants have not. He pointed out that the Council received a letter from the League of Women Voters of Woodland to the Board which addresses a number of omissions to the plan, including the exclusion of the

Western Yolo Grange.

Lois Linford of the League of Women Voters said their letter referred to a chart of the make up of all of the water organizations and the Western Yolo Grange was omitted.

The City Manager said staff can prepare a draft letter to address Council's concerns for approval at a later date.

HEARING - 1992 CLEAN LOT PROGRAM:

Mayor Rominger said this time was set for a hearing to consider approval of charges and liens for the 1992 Clean Lot (weed abatement) Program. She then gave a report on the steps taken to abate the weeds and the associated costs.

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

Resolution No. 3682:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3682 approving the account of the cost of the Clean Lot Program or 1992 and directing the Tax Collector for the County of Yolo to collect the cost of abating the weeds and cleaning the lots.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

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

ACCEPTANCE OF SOUTHWOOD UNIT NO. 2 IMPROVEMENTS:

The City Council accepted as complete the public improvements constructed in Southwood Unit No. 2 (Subdivision No. 3928) by ICH, Inc; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion. The subdivision is located south of East Gibson Road and on the east side of Matmor Road.

REGULAR CALENDAR:

WOODLAND HIGH SCHOOL STUDENT/TRAFFIC PROBLEMS:

Assistant City Manager Kristine O'Toole reported that at the last regular Council meeting staff reported on a proposed staff recommendation for alleviating both the parking and student problems at Woodland High School. Per Council's request, she said, a follow-up meeting was held with City staff, staff of the School District, several School Board members, and residents in the area to discuss the tentative proposal. On July 15 a town hall meeting was held to receive input on that proposal. After that meeting another meeting of City and School staff, School Board representatives, and neighbors was held to discuss a plan for implementation. All parties agreed to have a town hall meeting in September to finalize the recommendations that came out of the July 15 meeting. The outcome was the proposal to allow only those property owners who are impacted to use placards for preferential parking permits, and the City and the School district will each issue letters of intent to each other as what they propose to do to resolve this problem. She said after the town hall meeting a preferential parking ordinance will be introduced and the appropriate signs and permits will be ordered. The plans are to install the signs over Thanksgiving vacation, giving the School a chance to provide information to the students prior to vacation.

Council Member Slaven said it has taken too long to reach a solution for the residents near the High School. He said he felt this is only the first step toward the final solution which is a closed campus.

Council Member Crescione noted that the Traffic Safety Commission has not been involved in this issue.

Council Member Flory said the School Board has the responsibility of deciding whether there should be a closed campus at the High School, but he said the Council could comment on the idea. He said he was encouraged that the traffic issue might be solved with the proposal but he felt there will still be a loitering problem.

Council Member Sandy said he supports the signage as the City's appropriate role, but he said he takes exception with the attempt to direct this process toward the signage with the hope that the rest of the problem (parking, loitering, etc.) will go away. He said the City needs to address the parking and traffic enforcement, but the rest is up to the School Board.

Council Member Slaven said the enforcement of the program may not be what it should be because of the lack of personnel.

Council agreed that the Traffic Safety Commission should study the issue, and requested a staff report back to the Council at the first Council meeting in February, 1993. Council also agreed that a representative from the Traffic Safety Commission should be appointed to work with the group which is studying the High School student/traffic problems.

#### CHILD CARE BUDGET CHANGES:

The City Manager said last year the City's budget committee made a recommendation to the Council that the City's general fund contribution to child care should be reduced to a maximum of \$50,000, and with that the Child Care Commission expressed concerns and met with the Council in a joint session on March 25, 1992. He said at Council's direction he worked with the Commission to develop some options. During that time the City applied for a grant from the State but was unsuccessful so the City appealed the decision, and the appeal was denied. He said normally the child care program would resume in the fall, so some decisions need to be made soon about whether the City will move ahead with the program. He said currently the City spends \$210,000 for a two-site program for the year. Revenue from user fees generates about \$80,000, and the City has the capacity of dealing with about 56 children per year for the two sites. There is one full time position, two regular part-time positions working on this program and nine temporary positions. In order to make up the difference between the revenue raised and the cost the general fund pays about \$130,000, and there is no grant to fall back on. The City Manager then outlined the structure of the program and the revenue adjustment limitations. He said the study committee and the Child Care Commission found that the City's direct provision for child care services were running at a much higher cost than what was received from user fees. Even excluding the cost of the program manager's position, the program costs exceeded revenues by more than two to one. He said they looked at a number of options, but could not find an option that would continue the direct child care service and still reduce that general fund contribution. He said they discussed contracting for different services, using foundations and other sources of financial assistance, using a resource and referral service, and public/private partnership arrangements whereby public agencies and private businesses form an association to provide a child care environment. He said they also looked at voucher systems to allow financial assistance to low income residents for child care services. He then outlined two options.

Nancy Schou-Phibbs, Chairperson of the Child Care Commission, commented on the process of developing the options and outlined public/private partnership arrangements and resource and referral services.

Program Manager Debbie Gordon responded to questions about the hours of operation and the ages of the participants.

The City Manager said the voucher system where the City provides direct financial assistance to low income residents for child care services would cost \$50,000 from the general fund on an annual basis.

After some discussion the Council took the following action:

On motion of Council Member Crescione, seconded by Council Member Sandy and carried by unanimous vote, the City Council approved the elimination of direct City child care services after the close of the 1992 summer program; agreed to begin child care resource and referral services this Fall with priority to help those changing from the City's program; and approved development of a public/private partnership with community businesses, child care providers, parents and others to address community child care needs on a cooperative basis.

Council agreed to discuss the possibility of a voucher system at a later date regarding the City providing financial assistance to low income residents needing child care services.

**Council took a recess from 9:38 p.m. until 9:43 p.m.**

RESOLUTION NO. 3683 - TRANSPORTATION DEVELOPMENT ACT CLAIM:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3683 entitled "Resolution Authorizing Filing of the Annual Claim with the Sacramento Area Council of Governments" for Transportation Development Act (TDA) funds for Fiscal Year 1992-93.

CITY SUTTER STREET YARD:

Community Development Director Janet Ruggiero reported that there is very little contamination at the Sutter Street Corporation Yard based on the results of the Phase II soils evaluation findings. She said the Council just received a letter from the County Health Department concurring with the assessment contained in the report. She said the Council has held back on reuse of this site until receipt of this information. She said staff is proposing two neighborhood meetings at Beamer School to talk to the neighbors about the reuse of the site -- first for a brainstorming and secondly some design suggestions. She said this property is in the Redevelopment Area.

BID CALL FOR SOUND WALL/MEDIAN LANDSCAPE MAINTENANCE:

George Ahlgren from the Parks and Recreation Department outlined the growing need for maintenance to the sound wall and median areas of the City. The City Manager said with the departure of the City's Park and Recreation Superintendent there will likely be funds budgeted which could be allocated for this purpose.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council authorized a bid call for sound wall and street median landscape maintenance service.

Mayor Rominger said the recommendation is to transfer the funds from the Park and Recreation Superintendent's position to other contract services for this fiscal year.

TREE REMOVAL BY DEVELOPERS:

The Community Development Director reported that on June 24 her department was advised that a number of trees had been removed along County Road 98 north of West Kentucky Avenue. She said the project in question involves a subdivision map which was approved by the Planning Commission, and there was much discussion about the maintenance of the trees along County Road 98 -- some oaks and large walnut trees that needed to be preserved. That condition, she said, was placed on the subdivision project. After that Public Works Department and Parks and Recreation Department representatives looked at the trees and marked the trees which should be removed, mostly the smaller trees to be removed to create a better environment for the larger trees. She said there were two issues. One was that the trees were removed before final approval, and the developer has not picked up his development agreement. Secondly, no encroachment permit was issued by Caltrans. She said staff was also concerned that the trees be fenced off. She said the oaks removed along County Road 98 will be replaced on a two to one ratio, and that is a condition of approval imposed by Caltrans. She said all of the trees that were removed had been marked.

Tom Horgan of Laugenour and Meikle, project engineer, said he had written a letter to the Community Development Director indicating that their intent was to preserve the trees as required, but the clearing subcontractor understood that the marking of the trees was his signal to proceed with the tree removal. Ray Thompson, representing subdivision developer Stanley M. Davis, apologized for what happened.

Sally Oliver, 16634 County Road 98, voiced her concerns about the abuse of oak trees and presented Council with a letter.

Council Member Sandy said he felt City staff should deal with the problem of developers removing trees before permits are issued. He said in this case all of the trees removed were scheduled for removal, but he was concerned that trees were cut down ahead of the process. He said the City should have some punitive measure in case this happens in the future.

The Community Development Director said a portion of the tree preservation ordinance talks about tree removal. She also pointed out that this development (North Park 5) is not part of an assessment district, but this development is paying an additional fee to the City for police protection and park maintenance.

#### REVIEW OF JULY 4TH ACTIVITIES:

Fire Division Chief Dave Ostebo reviewed the events of the 1992 July 4th celebration.

#### SEWER POND ANNEXATION PROCEDURES:

The City Manager said Council Member Crescione asked about the procedure for starting annexation of the sewer treatment ponds, and staff has outlined the steps necessary involved with that.

Council Member Crescione said he requested that the Council proceed with the annexation because there appear to be some pressures that are going to be forcing development in and around this area.

The Community Development Director said many cities have annexed properties outside their cities. They have the ability under the law to do that to eliminate the need to pay for property taxes.

The City Manager said the special circumstances that Council Member Crescione outlined will likely make negotiations on the tax split with the County much more intricate and involved than in the past.

Council Member Crescione said the City needs to protect itself.

The Community Development Director said with the annexation of this property there will be more pressures for the annexation of the Woodland Greens project and the Dinsdale property, and this gets into General Plan issues. She said

she would not recommend annexation at this time of the City's Regional Park because the other properties would have to be included in the General Plan policy. She said the annexation issues can be addressed when the Council holds the General Plan orientation meeting on July 30, 1992.

ORDINANCE NO. 1216 - PLANNED DEVELOPMENT OVERLAY ZONE:

On motion of Council Member Sandy, seconded by Council Member Flory and carried, the City Council adopted by roll call vote and read by title only Ordinance No. 1216, "An Ordinance Amending Article 12 of Chapter 25 of the Code of the City of Woodland Dealing with the Planned Development Overlay Zone:"

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

ADJOURNMENT:

At 10:50 p.m. the meeting was adjourned to Tuesday, July 28, 1992, 7:00 p.m. in the Council Chambers.

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City Clerk of the City of Woodland