

Council Chambers
300 First Street
Woodland, California

March 3, 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 a personnel matter. All Council Members were present at the meeting (present were Holman, Crescione, Flory, Sandy and Timothy). 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 7:40 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 Holman invited everyone present to join him in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Holman, Crescione, Flory, Sandy, Timothy

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, O'Toole, Finan, Ruggiero, Suhr, Bryan

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:45 p.m. until 7:40 p.m. to discuss a personnel matter as provided by the California Government Code. He said no Council action was taken at the meeting.

MINUTES:

On motion of Council Member Timothy, seconded by Council Member Crescione and carried by unanimous vote (except that Council Member Sandy abstained), the City Council approved the minutes of the regular meeting of December 17, 1991, as prepared.

COMMUNICATIONS:

1. From Whittle and Whittle Property Management, Inc. a claim against the City was received in the amount of \$98.95. The claim stated that Police Officers broke a door at 438 Thomas Street #B during a drug investigation on January 25, 1992. The City's insurance representative recommended that Council reject the claim.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council rejected the claim filed against the City by Whittle & Whittle Property Management, Inc. and referred the claim to the City's insurance representative.

2. From Lawrence W. Hoppin, Hoppin & Hoppin, attorney, a claim against the City was received on behalf of Thomas S. Mumma, Dunnigan, in the amount of \$733,542.15. The claim stated that claimant's wife, Ann Mumma, died after being struck by an automobile as she was crossing Cottonwood Street within a mid-block crossing on November 21, 1991. The City's insurance representative recommended that Council reject the claim.

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous vote, the City Council rejected the claim filed against the City on behalf of Thomas S. Mumma and referred the claim to the City's insurance representative.

3. From the State Controller's Office a letter was received advising that the single audit report for the 1990-91 fiscal year regarding Community Development Block Grant Entitlement Funds has been completed. No Council action was necessary.

4. From Elizabeth Kemper of the Planning Division of the Yolo County Community Development Agency a letter was received requesting that the Council appoint two Council Members to meet with two Yolo County Supervisors to review the Volkl proposal for a temporary recreation vehicle park on Kentucky Avenue.

Council appointed Council Members Flory and Sandy to meet with two Yolo County Supervisors to review the Volkl proposal.

5. From the Yolo County Transit Authority a letter was received giving Council an update on the Congestion Management Program requirements and the need to adopt and implement a Trip Reduction Ordinance (TRO) by June 1, 1992. Council at its February 18 meeting had voted (4-1) to concur with the use of a Technical Advisory Committee to assist in the development of a TRO.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meetings of January 6 and 20, 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 meeting of January 10, 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 January 22, 1992. No Council action was necessary.

4. From Management Analyst Sherri Martin a report was received transmitting the minutes of the Tree Commission meeting of February 10, 1992. No Council action was necessary.

5. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the Community Based Organization Committee meeting of February 11, 1992. No Council action was necessary.

6. From the Community Development Director a report was received summarizing action taken at the Historical Preservation Commission meeting of February 11, 1992. No Council action was necessary.

7. From the City Manager a report was received advising of the **Southeast Area Annexation Negotiations** meeting of February 28, 1992. The City Manager said the County's team was represented by Supervisors Marchand and Mast as well as County Administrative Officer Donna Landeros and the City was represented by Mayor Holman and Vice Mayor Timothy and himself. There were also representatives from Economic & Planning Systems, the consultants who have been working with the County and the City. That meeting, he said, was concluded with a tentative agreement to be approved by the County Board of Supervisors and the City Council. Earlier today the Supervisors on a 4-0 vote ratified the tentative agreement subject to the preparation of the final documents. The tentative agreement consists of the following elements:

(1)Both the City and the County agree to the annexation of the Southeast Area.

(2)Once the annexation occurs the County will be receiving a property tax split of the one percent property tax that is allowed by law in residential and neighborhood commercial acreage which is 447 acres of the 469 acre site of

.27 (27%) of one percent in the neighborhood commercial area.

(3) In the highway service commercial area consisting of approximately 22 acres the County would be receiving .3569 or 35.69% of the one percent figure.

(4) The City's rates for residential and neighborhood residential are .2239 or 22.39% of the one percent, and in highway service commercial areas the City would be receiving .137 or 13.7% of the one percent.

(5) Effective July 1, 1992, the City would increase the City-wide documentary transfer tax rate to a new total of \$2.20 per \$1,000 of evaluation. Both agencies would share equally in the new rate which is a doubling of the current rate.

(6) Effective January 1, 2000 the City will begin providing the County with a portion of the City's City-wide transient occupancy tax revenues equivalent to 2% of rents paid.

(7) The City and the County have agreed in the tentative agreement to change the split for property taxes on the 54 acre Lasher property located across County Road 102 from the Southeast Area just south of Interstate 5 which the City's General Plan outlines as highway commercial property so that the County would be receiving 35.69% of the one percent rate while the City would be receiving 13% of the one percent rate.

(8) In the event that the City fails to levy the documentary stamp tax increase or provide the transient occupancy tax as agreed to the equivalent amounts would be offset from future City property tax receipts.

(9) The City agrees to continue its current practice of not issuing building permits without proof that appropriate County development fees have been made on the project.

The City Manager said Council received a report tonight from Economic & Planning Systems outlining the costs and revenue impacts of the anticipated Southeast Area on the County and the City. He then reviewed the material in the report.

After some discussion Council Members commended the negotiating team for their efforts in reaching agreement with the County.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the tentative agreement as outlined

by the City Manager regarding revenue sharing and property tax exchange for the Southeast Area Annexation pending preparation of the final written documentation which the City Attorney and City Manager will be developing with the County staff:

AYES: COUNCIL MEMBERS: Crescione, Flory, Sandy, Timothy, Holman
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

PUBLIC COMMENT:

Mayor Holman announced that Melissa Nixon will be the camera operator for tonight's meeting. He also reported that on February 19 the City had a visit from several people from Northern Japan (200 miles from Tokyo) in an attempt to develop a sister city program with a city in the United States. He added that there will be a candidate forum in the Woodland Opera House on Wednesday evening, March 11, 1992 starting at 7:00 p.m. to allow citizens to hear the views of the City Council candidates, and the program will be video taped and later shown on Cable channel 31.

PRESENTATION - NEW SURFACE TRANSPORTATION ACT:

Senior Planner Tim Bach said that on December 18, 1991 President Bush signed the Intermodal Surface Transportation Act of 1991 which provides funding in the amount of \$155 billion for fiscal years 1992-1997 and will substantially revise existing funding programs for highways, mass transit, highway safety research, etc.

Mike Hoffacker, Executive Director of the Sacramento Area Council of Governments, explained the Act. He said this is the first complete and comprehensive overhaul of the Federal Transportation Program since the Interstate System was introduced in 1955.

PRESENTATION - ROTARY BUS BENCH DONATIONS:

Don Smith, President of the Rotary Club of Woodland, formally presented to the City of Woodland four more bus stop benches. In 1987 Harold Douglass started the program of raising funds to allow the Rotary Club to donate six benches to the City to be used for the convenience of patrons of the Yolo bus system in Woodland. The four additional benches will be located at (1) Lincoln Avenue at the Senior Center, (2) East Gibson Road north of County Fair Mall, (3) East Gum Avenue adjacent to the California DMV, and (4) East Gum Avenue south side of the street across from the DMV.

On motion of Council Member Flory, seconded by Council Member Crescione and

carried by unanimous vote, the City Council accepted the Rotary bus bench donations with thanks and directed staff to cooperate with the Rotary in the installation of the benches.

PRESENTATION - WOODLAND LITERACY COUNCIL:

Roy Holmes, President of the Woodland Literacy Council, presented Council with a check in the amount of \$11,000 from the Woodland Literacy Council as its share of the 1991-92 Budget for Woodland Library Literacy Service.

Mayor Holman thanked the Literacy Council for its dedication and efforts to raise funds for the operation of the Literacy program.

PRESENTATION - AMERICANS WITH DISABILITIES ACT:

Senior Planner Tim Bach said the Americans with Disabilities Act (ADA) which became effective on January 26, 1992 provides comprehensive civil rights protection to individuals in the areas of employment, public accommodations, State and local government services and telecommunications. The act pertains to inns, hotels, motels, restaurants, bars, movie theaters, auditoriums, convention centers and places of public gatherings, sales or rental establishments, offices, hospitals, service establishments, public transportation depots, etc., museums, libraries, public and private schools, social service centers, health spas, bowling alleys, etc. He said the Act affects us in five general areas: transit, parking standards, building standards, employment processes and public communication.

Terry Bassett, Yolo County Transit Coordinator, explained the transit component of the Act. He said "the law intends for persons with disabilities to have equal access to facilities and to be able to fully and equally participate in programs and services. Access to mainline, fixed route service is, therefore to be provided." He said no new funds came with ADA, and basically we have until July 26, 1992 to complete a plan. He said buses will have to be made more accessible. Even though the County has \$250,000 of wheel chair lifts, there are new standards and new requirements for wheel chair tiedowns, etc. The bus stops and bus stop signs have to be made more accessible for the disabled population, and we have to look at hearing impaired facilities, such as the TDE device. Transit Service has to be provided door-to-door for certain members of the disabled community which fall into certain categories. Finally, he said there will be annual updates to the Plan.

Mr. Bach pointed out that anyone who feels discriminated against can file a complaint with the U.S. Department of Justice, and the Attorney General will investigate

and has the ability to levy fines up to \$50,000 for first offense and up to \$100,000 for subsequent offenses. The City needs to take this Act seriously and see what effect it will have on our transit programs.

Council took a recess from 9:25 p.m. until 9:35 p.m.

HEARING - PROPOSED FY 1992-93 GENERAL FUND BUDGET CHANGES:

The City Manager said this is the first of two recommended public hearings to receive input on the proposed Fiscal Year 1992-93 General Fund budget changes recommended by the Budget Committee (consisting of Council Members Flory and Crescione).

Council Member Flory said this hearing will be continued until March 17, and at that time the Council can make any changes or vote on the recommendations. He said the Budget Committee has viewed its efforts as long range, realizing the uncertainty of the City's revenue sources for future years because of mandates from the State, etc. He said the Committee in its recommendations tried to adopt long range perspectives to reduce expenses, streamline the organization, and recommend policy that would fix general fund contributions for certain programs. He said they also recommended studies the Council should consider to identify more efficiency procedures in trying to reduce expenses. He said the General Fund shortfall for 1991-92 is approximately \$800,000 out of a \$16 million budget. The Committee's goal, he said, has been to impose changes prior to July 1992 which bring estimated expenses for 1992-93 in balance with estimated revenues. The Committee recommends specific expense cuts and revenue increases totalling \$924,000. At this time, he said, it is too early to determine if we will have a balanced budget because the estimated sales and property tax figure will be coming in May and June.

Council Member Crescione pointed out that there are just so many dollars available, and priorities have to be established for the sharing of those dollars. He said one of the problems is that the State still has a shortfall, and there is a proposal to balance the State Budget by no longer attempting to eliminate positions but will be cutting programs and giving the responsibility for the programs to the local jurisdictions.

The City Manager briefly gave an overview of the Committee's recommendations. One of the recommendations, he said, is a series of revenue increases to help offset General Fund programs. One is the increase in hotel-motel transient occupancy tax rate and the increase in the property transfer fee which alone will generate on an annual basis about \$190,000 in revenue for the General Fund. Also, Park and Recreation has a series of fees proposed to generate about \$88,000 in new General Fund revenues from a variety

of programs. There will be another public hearing before the Park and Recreation Commission on that topic on March 9, 1992, at 7:30 p.m in the Council Chambers. Those fees will be considered at the March 17 Council meeting.

Mayor Holman opened the public hearing.

Ken Johnson said he is a senior citizen of the City of Woodland and a paid member of Senior Center, Inc. He said he was concerned about the proposed elimination of the Special Program Coordinator position at the Senior Center. He said the seniors do not feel the various expense reductions and revenue increases have been thoroughly evaluated. He said it has been shown that revenue increases and expense reductions totalling \$3,600 in additional revenue and approximately \$14,000 to \$16,000 in decreased expenses can be accomplished at the Senior Center. The current Senior Center Budget for 1991-92 is \$202,200, and an 8% reduction of both expenses and/or increase in revenues would be approximately \$16,200. He felt the seniors can continue to show a reduction to an approximate \$185,000 to \$186,000 budget for 1992-93 without eliminating the Special Program Coordinator position.

John Ferns, Chairman of the Commission on Aging, said that activity at the Senior Center is at an all time high, and it is the staff that keeps it going. He urged the Council not to cut staff positions at the Center.

Dorothy Kilburn, President of Woodland Senior Center, Inc., also asked Council not to cut the Special Program Coordinator position at the Center.

Parks and Recreation Director John Suhr said staff will work to find cuts in the budget to make the 8% reduction and try to keep the Special Program Coordinator (1,000 hour) position. He said he would report back to Council.

The City Manager thanked the speakers for their recommendation and proposed solution to retain the Coordinator position. He said the City is very tied to sales tax revenue, and with the economy situation the sales tax revenues are not as high as they usually are. He said the Council may have to make additional cuts next year. He also asked Council to consider the current vacancies, including one firefighter position and two police officer positions, and whether to fill them now. These positions are not part of the recommended cuts. He said Council will need to make a decision regarding those positions on March 17.

Mayor Holman said this public hearing will be continued to March 17, 1992.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Holman temporarily adjourned the meeting of the Council at 10:10 p.m. in order to convene the meeting of the City of Woodland Redevelopment Agency. See Agency minutes attached to these Council minutes as Exhibit A. At 10:23 p.m. the Redevelopment Agency 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 Sandy and carried by unanimous vote, the City Council approved the following Consent Calendar items:

HEARING SET RE I-5 CORRIDOR BUILDING PERMIT MORATORIUM:

The City Council set March 17, 1992 for a hearing regarding adoption of an ordinance extending the I-5 Corridor building permit moratorium.

RESOLUTION NO. 3650 - ELECTION OFFICERS/POLLING PLACES:

The City Council adopted Resolution No. 3650 consolidating regular election precincts, designating polling places for respective precincts and appointing election officers for the April 14, 1992 General Municipal Election; and approved a compensation rate of \$58.00 for Inspectors and \$53.00 for Judges.

YOLO COUNTY REGIONAL THREATENED AND ENDANGERED SPECIES HABITAT MANAGEMENT PLAN:

Council received a status report on the Yolo County Regional Threatened and Endangered Species Habitat Management Plan.

REGULAR CALENDAR:

CALTRANS PROJECT STUDY REPORT FOR I-5/ROUTE 113 CONNECTOR:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the City Manager to send the response letter as presented by staff to Caltrans regarding the City's

position on the Project Study Report for I-5/Route 113 and realignment of State Route 113 onto East Main Street.

DIAMOND LUMBER SITE:

Community Development Director Janet Ruggiero said staff is still negotiating with the developer and proposed user for the Diamond Lumber site. She said the big issue now is the developer's desire to acquire land from Southern Pacific. She said they are also looking at comparable sales of other areas to determine the price of property. She said the user was also asked if they would consider additional space on site to be used by the Parks and Recreation Department and that is being considered. She said staff will keep the Council aware of the status of the negotiations.

ADOPTION OF FINAL FY 1991-92 OPERATIONS AND MAINTENANCE BUDGET:

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous vote, the City Council adopted the final Fiscal Year 1991-92 Operations and Maintenance Budget.

REPAIRS AT COMMUNITY SWIM CENTER:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council accepted the low quote of \$8,900 from Nichols Plumbing for emergency plumbing repairs to the hot water line under the concrete flooring at the Community Swim Center.

PHASE 2 COMPUTER PURCHASE:

On motion of Council Member Timothy, seconded by Council Member Crescione and carried by unanimous vote, the City Council authorized staff to negotiate the purchase of hardware, software, and training from Computer and Office Concepts of Woodland in an amount not to exceed \$91,500.00. This purchase includes 32 computers, 3 laser printers, 6 deskjet printers, 2 dot matrix printers, printer sharing equipment and maintenance.

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council at 11:00 p.m. extended the meeting to 11:30 p.m.

HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved a contribution not to exceed \$15,000 to the County of Yolo for a Household Hazardous Waste Collection Event; and adopted **Resolution No. 3651** which authorized staff to submit a grant application to the California Integrated Waste Management Board for reimbursement of the City's costs incurred for the 1991 collection event.

REJECTION OF OFFER TO PURCHASE 1021 BEAMER STREET PROPERTY:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council rejected an offer to purchase property at 1021 Beamer Street from the owner, BC Stocking Distributing of Vacaville.

RELEASE OF INFORMATION FROM BOARD/COMMISSION APPLICATIONS:

Council discussed the release of information from Board and Commission applications.

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council extended the meeting from 11:30 p.m. until 11:50 p.m.

After further discussion Council directed staff to draft a policy regarding the release of information from Board and Commission applications for Council approval on March 17, 1992. Council agreed to continue releasing applications for the Board and Commissions except for the addresses and telephone numbers.

SB 1538 (KOPP) RE BROWN ACT CHANGES:

The City Manager said staff would like some additional time before discussing SB 1538 (Kopp) regarding proposed Brown Act changes. He said the latest revision to the bill is still in flux and may be for an additional three to four weeks.

ORDINANCE NO. 1205 - REZONING HOLMES PROPERTY:

On motion of Council Member Timothy, seconded by Council Member Sandy and

carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1205 rezoning property located south of Emerald Avenue between Walnut and Freeman Streets to R-2/PD:

AYES: COUNCIL MEMBERS: Crescione, Flory, Sandy, Timothy, Holman
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

ORDINANCE NO. 1206 - DOGS OFF LEASH:

On motion of Council Member Timothy, seconded by Council Member Crescione and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1206 amending City's existing dog leash ordinance:

AYES: COUNCIL MEMBERS: Crescione, Flory, Sandy, Timothy, Holman
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

ADJOURNMENT:

At 11:55 p.m. the meeting was adjourned.

City Clerk of the City of Woodland