

Council Chambers
300 First Street
Woodland, California

February 18, 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 personnel and pending litigation matters. 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 7:25 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 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

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 6:45 p.m. until 7:25 p.m. to discuss personnel and pending litigation 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 by Council Member Crescione and carried by unanimous vote, the City Council approved the minutes of the regular meeting of December 3, 1991 and the adjourned meeting of February 1, 1992, as prepared.

COMMUNICATIONS:

1. From State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer license for El Charo Restaurant for their new location at 306 Sixth Street. Council also received a letter from Police Lieutenant Del Hanson to Alcoholic Beverage Control regarding applicant's use of the license for a "bona fide" restaurant as opposed to strictly a bar. No Council action was necessary.

2. From Leo and JoAnn Volk, 39480 Kentucky Avenue, Woodland, a letter was received requesting that they be allowed to annex 15 acres of land at 39800 Kentucky Avenue to the City. This area is designated as Industrial in the General Plan and for the use proposed by the Volkls a General Plan amendment would be necessary.

Community Development Director Janet Ruggiero said the usage proposed by Volkls for the site is industrial along the frontage along Kentucky, a recreational vehicle park which would require a highway commercial designation and a mobile home park which would require a residential designation. She said this will require a General Plan amendment. From a policy standpoint she said the question is whether these types of uses are compatible. She said she explained to the Volkls the process that is necessary to change the General Plan, to do an environmental assessment and to do a rezoning prior to any consideration for annexation. Another option would be to continue with industrial to be consistent with the General Plan and request rezoning as industrial prior to consideration of annexation. In regard to the CH zoning she pointed out that there currently is pending a request to change the Industrial zoning to Highway Commercial zoning for property at the intersection of County Road 102 and East Main Street. She said there is a question about whether we need additional Highway Commercial zoning and whether that type of zoning is in the right locations.

City Manager Kris Kristensen said the next step is really in the Volkls' court. He said it is unlikely that they will be able to process the short term project which was part of their proposal.

3. From June Sadleir, Community Resource Specialist at the Woodland Senior Center, a letter was received advising of meetings held to discuss the need for transportation to medical appointments in the Woodland, Davis and Sacramento areas. No Council action was necessary.

4. From Jim Campbell two letters were received commending Kazie Aoki for her services as Special Program Coordinator at the Senior Center. The letters were signed by approximately 121 patrons of the Center. No Council action was necessary.

5. From Christine Kelly Golnik a copy of a letter was received announcing her resignation from the Child Care Commission. Ms. Golnik had agreed to continue serving until February 1992. The City Clerk said anticipating this vacancy an advertisement has been published with the other board and commission vacancies.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council accepted resignation of Christine Golnik as member of Child Care Commission and directed staff to send letter of appreciation.

6. From Victor A. Bertolani, Inc. a claim against the City was filed on behalf of Paulina R. Agnew for an unspecified amount. The claim charges that Woodland Police Department falsely arrested claimant on October 29, 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 Paulina R. Agnew and referred the claim to the City's insurance representative.

COMMITTEE REPORTS:

1. From Parks and Recreation Director John Suhr a report was received summarizing action taken at the Commission on Aging meeting of January 14, 1992. No Council action was necessary.

2. From Janet Ruggiero, Deputy Director of the Redevelopment Agency, a report was received summarizing actions taken at the Redevelopment Citizens Advisory Committee meeting of January 29, 1992.

3. From Senior Engineer Dan Blankenship a report was received transmitting the minutes of the Traffic Safety Commission meeting of February 3, 1992. No Council action was necessary.

4. From the Parks and Recreation Director a report was received summarizing action taken at the Child Care Commission meeting of February 5, 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 February 6, 1992, as follows:

- a. Commission authorized the Zoning Administrator to approve proposed setbacks for the College Park file.
- b. Commission directed staff to set a public hearing on amending the PD Zone section of the Zoning Ordinance.
- c. Commission continued discussion on the definition of a "video arcade" and a pool hall until March 5, 1992.
- d. Commission discussed the Area M Needs Assessment Study and set a study session for March 5, 1992.

PUBLIC COMMENT:

There were no public comments offered.

HEARING - HOLMES PROPERTY REZONING:

The City Manager said this time had been set for a public hearing to consider rezoning the Holmes property located south of Emerald Avenue between North Walnut and Freeman Streets from R-2 to R-2/PD.

The Community Development Director gave the staff report.

Mayor Holman opened the hearing, and there being no comments he closed the hearing.

Ordinance No. 1205:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1205 to amend the Zoning Map of the City of Woodland to R-2/PD Two Family Residential/Planned Development on the property known as the Holmes Property with the following findings and conditions of approval:

Findings:

1. The rezoning is consistent with the General Plan.
2. The NDEIR has been certified.

Conditions:

1. Provide a legal description of the area included in the rezoning.
2. Comply with the appropriate conditions of approval of the Frommelt PUD/CUP and Tentative Map No. 3986.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Sandy requested removal from the Consent calendar of the item regarding acceptance of State Park Bond funds. Council Member Flory requested removal from the Consent Calendar of the item regarding the purchase of vehicles from the State Office of Procurement.

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

RESOLUTION NO. 3649 - HEARING SET FOR 1992 CLEAN LOT PROGRAM:

The City Council adopted Resolution No. 3649 declaring certain lots as seasonal and recurrent public nuisances, authorizing the Fire Chief or his representative to act as "superintendent" in abatement of nuisances, setting April 7, 1992 for a hearing to permit property owner to voice objections, and directing the Fire Department Secretary to mail notices to property owners at least five (5) days prior to the date of hearing.

REGULAR CALENDAR:

ACCEPTANCE OF STATE PARK BOND FUNDS:

Council Member Sandy said he wanted to commend the Parks and Recreation staff for applying for the State Park Funds.

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council authorized the acceptance of \$108,000 from the California Wildlife, Coastal and Park Land Conservation Act. The funds will be placed in the 1991-92 Capital Improvement Budget for development of the Regional Park.

PURCHASE OF VEHICLES FROM STATE OFFICE OF PROCUREMENT:

The City Manager and Purchasing Manager Al Mancilla responded to questions from Council regarding the proposed purchase of six new vehicles, including one sedan which utilizes methanol fuel.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council authorized the purchase of six vehicles from the State Office of Procurement in the aggregate amount of \$86,463.07.

SOUTHEAST AREA NEGOTIATIONS:

Council heard a report from Tim Youmans and Joe Chinn of Economic and Planning Systems (EPS) regarding identifying and correcting differences in the financial data used by both the City and County in estimating the fiscal impact of the proposed Southeast Area's development on both organizations. He said the analysis of the fiscal impact on the County's budget was complex because it did not begin grounded in the same basic fiscal impact analysis which was applied to the City's analysis. He said it was difficult to reach a point of comparable terms. Also the County's analysis assumed higher levels of service or impacts that they are feeling due to increased case loads, above and beyond the level of service they are offering now. A major factor involved with the City's expenditure totals was using a basis of providing service both to residential population and to business. He said the County's analysis allocated all of the costs solely to the residential population. With the City's study he said in certain areas there were economies of scale, particularly the general government level, but the County analysis initially did not assume any economies of scale in any of the operating departments. He said EPS has redone the County's analysis for a better comparison to the City's analysis bringing them into 1991-92 dollars and including efficiencies in government. He then explained the tables showing the analysis.

City Manager Kris Kristensen said the thing that is significant to him is that they were first analyzing the impacts using the assumptions the County had been using, and the number in the year 2007 of what their net cost would be after the City's proposal was in the \$700,000 to \$800,000 range. The recalculations prepared by EPS show a net cost of \$100,000 which is a much more manageable number, especially if the subsequent negotiations take what is a surplus in both scenarios in early years and apply it to the back end. He said it is significant that

the County has worked closely with EPS on these numbers and their staff understands and agrees to them. He said there are still some issues to resolve, but it is much more manageable now.

Mr. Youmans the analysis is predicated on the 2% property tax shift from the City to the County and the resulting effect over time. He said if that did not occur and the other property transfer tax did not occur, there would be a deficit to the County of about \$300,000 per year for the last year from the project by itself. If a growth rate of 2% is assumed and everything is held constant with no inflationary factor, the project breaks even, so there is some deficit to occur from the project by itself.

The City Manager said the next step is to go into negotiations to followup on the new data to see if something can occur. He said it is important that the negotiating team has the ability at those sessions to work with the County to provide some alternatives that would address some of those deficits in later years without costing the City more dollars. He said the negotiating team needs that flexibility from the Council.

Council agreed to grant the Southeast Area negotiating team (Mayor Holman, Vice Mayor Timothy and City Manager Kris Kristensen) that flexibility and reaffirmed its support of the negotiating team.

INCREASED PARK AND RECREATION FEES:

Parks and Recreation Director John Suhr briefed the Council on proposed new parks and recreation fee increases which had been developed over the past six to eight weeks by a subcommittee, including Parks and Recreation Commissioners Roger Kohlmeier and Skip Davies. The proposed fees will generate \$88,000 for fiscal year 1992-93. He said the proposed fees would become effective March 1, 1992. The fees would amend fees charged for adult sports programs, nonresident participants (\$10.00), field preparation, field lighting and also new cemetery fees.

Parks and Recreation Commission Chairperson Skip Davies said the Parks and Recreation Department budget cuts totalled about \$250,000. He said the Commission did not want to terminate any programs and wanted to keep the full time employees employed. He said throughout the cuts the fees are not covering the entire amount they were dealing with, and the City is trying to accommodate some of those needs. He suggested that if there are groups which still have additional concerns, the Council could treat this as an information item tonight and

the matter will be brought back to Council at a later time. He noted that if Council delays action on the fees it is difficult to collect spring softball fees after they have started registration.

After some discussion Council agreed that the Parks and Recreation Commission will hold a meeting on March 17, 1992 to allow groups to provide additional comments on the proposed fees.

ORDINANCE NO. 1206 - DOGS OFF LEASH:

The Parks and Recreation Director said at the December 17, 1991 Council meeting Council discussed amendments to the City's existing dog leash ordinance. The proposal was to allow through a permit process dogs off leash in designated areas in the City's parks. The ordinance would further provide that dog owners shall clean up after their animals and provide for publicity and an education program to raise the consciousness of dog owners. He thanked Robert Millsap for assisting the Park and Recreation Commission in developing the proposed ordinance.

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1206 repealing Sections 3-1-1 and 3-1-2 of the City Code concerning animal control:

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

BUDGET COMMITTEE RECOMMENDATIONS:

The City Manager said on February 25 he will have the Budget Committee recommendations, and on March 3 and March 17, 1992 hearings will be held regarding the Fiscal Year 1992-93 Operations and Maintenance Budget recommendations.

TECHNICAL ADVISORY COMMITTEE FOR TRIP REDUCTION ORDINANCE:

Community Development Director Janet Ruggiero briefed Council on one

requirement of the Yolo County Congestion Management Program (adopted July 1991) to adopt a Trip Reduction Ordinance (TRO) by June 1992. She suggested that a technical advisory committee be formed to include four industrial and commercial designees by the Chamber of Commerce and the Chamber Chair of Transportation Commission, a County Fair Mall Representative, a Woodland Memorial Hospital/Clinic representative, a representative from the League of Women Voters, a representative from the Yolo County Transit Authority and a representative from the Yolo-Solano Air Pollution Control District.

Council suggested adding a representative from the Downtown Improvement Association.

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by the following vote, the City Council concurred with the use of a Technical Advisory Committee to assist in development of a Trip Reduction Ordinance:

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

RECRUITMENT SERVICES FOR PUBLIC WORKS DIRECTOR:

Assistant City Manager Kristine O'Toole reported that the City received 25 applications from a statewide recruitment for the position of Public Works Director, and those applications were screened down to eight candidates who participated in an assessment center selection process. She said one of the top two candidates declined further consideration having accepted another job, and the second candidate withdrew after determining that he would not be able to relocate within a reasonable commute distance to the City. She said she and the City Manager recommend using the services of a consulting firm for a second recruitment for Public Works Director. She advised Council that the range in cost for the full recruitment and selection process is \$13,500 to \$19,000, and the range in cost for the candidate referral service is \$7,900 to \$12,200. She said staff recommends using the lower level of service for an amount not to exceed \$7,900.

After considerable discussion, Council took the following action:

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by the following vote, the City Council authorized an agreement with Shannon and Associates in an amount not to exceed \$7,900 to

conduct a recruitment for the position of Public Works Director:

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

SUPPORT OF HR 3560, CABLE COMPETITIVENESS ACT OF 1991:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council directed staff to send a letter to Congressman Vic Fazio expressing support of House Bill 3560, the "Cable Competitiveness Act of 1991". The bill would provide greater municipal control over rates, inadequate service and anti-competitive practices of the cable industry (as soon as 50 cosponsors sign on to the bill).

APPOINTMENT OF NEW PLANNING COMMISSIONER:

Mayor Holman said the subcommittee is not prepared to make a recommendation on the appointment of a new Planning Commissioner but may be ready for action at the February 25, 1992 adjourned meeting.

ORDINANCE NO. 1204 - CONSUMPTION OF ALCOHOLIC BEVERAGES:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1204 relating to public consumption of alcoholic beverages:

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

CLOSED SESSION:

At 9:55 p.m. Council adjourned to closed session to discuss a personnel matter.

ADJOURNMENT:

At 11:35 p.m. the closed session was adjourned and the regular session was adjourned shortly thereafter to February 25, 1992, 6:30 p.m.

Jean Winnop, City Clerk