Council Chambers 300 First Street Woodland, California

June 4, 1991

The Woodland City Council convened a special session at 7:00 p.m. and immediately adjourned to closed session to discuss potential litigation. Council Members present at the meeting were Mayor Holman and Council Members Flory, Sandy and Timothy. Council Member Crescione was absent. Council adjourned the closed session and the special session at 7:15 p.m.

The Woodland City Council met in regular session at 7:30 p.m. 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, Flory, Sandy, Timothy

COUNCIL MEMBERS ABSENT: Crescione

STAFF PRESENT: Kristensen, O'Toole, Murphy, Tribbett, Ruggiero, McDonell,

Brown, Chancellor, Golnik, Horgan, Buchanan

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council met in closed session from 7:00 p.m. until 7:15 p.m. to discuss issues regarding initiation of litigation as provided by Government Code Sections 54956.9(c). He said no Council action was taken at the meeting.

MINUTES:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the minutes of the regular meeting of March 19, 1991; and the adjourned meeting of May 15, 1991, as prepared.

COMMUNICATIONS:

1. From Pacific Gas and Electric Company a notice was received advising of its application filed with the California

Public Utilities Commission for authority to increase electric and gas rates. No Council action was necessary.

- 2. From Don Hays, P. O. Box 2347, Woodland, a letter was received expressing concern about an injury to a three-year old girl at Tredway Park on Sixth Street. Council received a copy of a response letter from Park Superintendent George Ahlgren to Mr. Hays. No Council action was necessary.
- 3. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale general public premises license for Sportsman's Club, 535 Main Street, Woodland. No Council action was necessary.

COMMITTEE REPORTS:

- 1. From City Manager Kris Kristensen a report was received transmitting minutes from the Yolo County Transit Authority meetings of March 27 and April 24, 1991. No Council action was necessary.
- 2. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the Downtown Parking Committee meeting of May 7, 1991. After some discussion Council took the following action as recommended by the Committee:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council dissolved the Downtown Parking Committee due to the recent creation of the Downtown Specific Plan Steering Committee, and expressed its appreciation to the persons who served as members of the Downtown Parking Committee.

Council also instructed staff to process expansion of Downtown Parking District as recommended by Committee. (The expansion will bring the District line to Lincoln Avenue between Third and First Streets.)

- 3. From the Community Development Director a report was received transmitting the minutes of the Congestion Management Technical Committee meetings of May 9 and May 23, 1991. No Council action was necessary.
- 4. From the Community Development Director a report was received advising of the Planning Commission study session of May 13, 1991. At that meeting the Commission toured previously approved development projects and later discussed staff report format, the existing review process and enforcement issues. No Council action was necessary.

- 5. From Director of Public Works Ron Tribbett a report was received transmitting the minutes of the Tree Commission meeting of May 13, 1991. 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 May 13, 1991. No Council action was necessary.
- 7. From Parks and Recreation Director John Suhr a report was received summarizing action taken at the Parks and Recreation Commission meeting of May 15, 1991. No Council action was necessary.
- 8. From the City Manager a report was received transmitting minutes from the Woodland Chamber of Commerce/City 2 x 2 meeting of May 15, 1991. No Council action was necessary.
- 9. From the Community Development Director a report was received summarizing action taken by the Planning Commission at its meeting of May 16, 1991, as follows:
 - (a)Commission cancelled its meeting of July 4, 1991.
 - (b)Commission elected officers for the period of July 1, 1991 to July 1, 1992.

 Commissioner Frank Ramirez was elected chair of the Planning

 Commission and Commissioner Dan Friedlander was elected Vice
 Chair.
 - (c)Commission approved Tentative Map No. 3974 which will split a 1.1 acre parcel into two parcels. Parcel 1 would contain the existing St. John's United Church of Christ parking lot and Parcel 2 would contain an existing residence. A categorical exemption was also certified for this item.
 - (d)Commission recommended approval to the City Council of the Streng Development agreement for the project located at the southeast corner of Gibson Road and Matmor Road.
 - (e)Commission continued action on Tentative Map No. 3982 until the June 20th meeting. This map involves the division of a 53 acre parcel located south of Tide Court into 3 parcels. The item is being continued as the City and the applicant are still discussing alternatives for the

extension of Tide Court.

- (f)Commission received a report on the recommendations of the Historical Preservation Commission to the Planning Commission regarding Bed and Breakfast establishments. The Planning Commission directed staff to work on a sample ordinance to bring back for discussion.
- 10. From the Community Development Director a report was received transmitting the minutes of the Growth Management Committee meeting of May 20, 1991. No Council action was necessary.

PUBLIC COMMENT:

Council Member Flory gave members of the audience background on various public metings held regarding the Gibson Road Operational and Safety study. He said the Council at a meeting held at Gibson School on May 28, 1991 by a split vote approved a two-lane configuration for Gibson Road. He said it appears that there are people who have concerns about the decision of the Council to approve the two-lane configuration, but he said there were many factors in the decision, including the safety of the students at Gibson School, the bike paths, future speed increases on Gibson Road and impacts on El Dorado Drive. Since the May 28 hearing he said it appears the Council should continue the public input on Gibson Road revisions, so he recommended that Council hold a public forum at a later date in the Council Chambers to be televised and to allow the people who have concerns to give input and to allow staff and Council to provide information on what their concerns are. He said some people will be losing parking space, and there was discussion about the speed limit possibly being increased. He said he hoped that at a forum the people who have concerns will come forward and work with the people who have different opinions, so that a program can be worked out that will benefit the entire community.

The following persons also offered their views about the Gibson Road issue: Rich Verdugo, 1723 Sherman, Woodland; David Kauderer, 1309 Spruce Drive, Woodland; Jack Freeman, 1311 Harley Drive, Woodland; Robert Beggs, 1633 Truckee Way, Woodland; Lou Ann West, 303 Gibson Road, Woodland; Pat Krites, Elverta; Bruce Jacks, 6 Amherst Place, Woodland; and Joe Falvey, 4 Gibson Road, Woodland.

Del Zeiger, 1610 Edwin Avenue, Woodland, said he had concerns about the issuance of an alcoholic beverage license to the Sportsman's Bar on Main Street. He said the State Alcoholic Beverage Control routinely sends out notices of license applications, and he said he hoped the Police Department could investigate and report to the Council about any potential problems.

The City Manager said the normal process is that once the City receives notification from Alcoholic Beverage Control, and there is a transfer or sale of a license the Police Department reviews the matter and reviews any incidents that may have occurred around or near that facility, and that is reported back to the Council. In most cases he said the transfers are in name only and the owners remain essentially the same.

Mayor Holman invited members of the audience to the public forum regarding the Gibson Road operational and safety study. The City Manager said he will poll the Council Members to set up a date for the meeting, and notice the meeting as widely as possible.

PRESENTATION - COMMUNITY CENTER/POLICE BUILDING TASK FORCE REPORT:

Members of the Community Center/Police Building Task Force Karen McManus, Don Sharp and Roger Kohlmeier presented a report to the Council regarding the work of the 24-member Task Force and their recommendations to the Council. They discussed the need for a Community Center, the type of facility best suited for Woodland, site alternatives and criteria used, space needs of the Police Department and methods of financing both projects which is estimated at approximately \$14 to \$15 million.

The City Manager said the members of the Task Force worked very hard and their final report is a fine product of their hard work. Council presented certificates of appreciation to the members of the Task Force.

The City Manager said copies of the report will be available at the Woodland Library.

HEARING - APPEAL OF JIM NAEKEL/RICHARD ORR:

The City Manager said the first of four public hearings scheduled is a continued hearing to consider the appeal filed by Jim Naekel and Richard Orr. The appellants are appealing the Planning Commission's approval of a condition requiring undergrounding of overhead power lines for a commercial/industrial project (Beamer Business Park) at 10 North East Street.

City Attorney Bob Murphy said that two weeks ago when this matter was brought before Council, the Council agreed at the request of the appellant's counsel to put the matter over until this meeting to determine if both sides could reach a common understanding. He said there is still a time requirement for further discussion.

Mayor Holman opened the public hearing.

Dick Hoppin, attorney representing appellants Jim Naekel and Richard Orr, requested that the matter be continued for two weeks. He said he feels certain that they will be able to reach an agreement.

The City Attorney said he concurred with the request for a continuance.

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council continued the hearing on the appeal of Jim Naekel and Richard Orr until June 18, 1991.

<u>HEARING - MORATORIUM ON BUILDING PERMIT ISSUANCE ALONG I-5</u> CORRIDOR:

The City Manager said the second public hearing scheduled is for the purpose of considering an extension of the moratorium on issuance of building permits for construction along the Interstate 5 corridor.

Council Member Sandy said he will abstain from any discussion or action on this matter since has a conflict of interest.

The Community Development Director reported that on April 16 Council adopted Emergency Ordinance No. 1185 imposing a moratorium on the issuance of building permits for construction in specified areas adjacent to Interstate 5. The emergency ordinance was only in effect for 45 cays. To continue the moratorium she said it is necessary to adopt a new ordinance. The issues related to the moratorium include: development of a landscape corridor plan and the development of design review guidelines and process. The request for proposal to hire a consultant to prepare the landscape plan has been sent out with proposals due June 7, 1991. She said staff hopes to return to Council on June 18, 1991 with a recommendation. The time line for completion is 10 weeks.

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

Ordinance No. 1190:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by the following roll call vote, the City Council adopted and read by title only, "An Ordinance of the City Council of the City of Woodland Continuing an Interim Emergency Imposing a Moratorium on the Issuance of Building Permits or

Construction in Specified Areas Adjacent to Interstate Five, Except as Provided":

AYES: COUNCIL MEMBERS: Flory, Timothy, Holman

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Crescione ABSTAINED: COUNCIL MEMBERS: Sandy

HEARING - DECLARATION OF STAGE TWO, WATER ALERT:

The City Manager said the third public hearing is for the purpose of considering the declaration of a drought in the City of Woodland and declaring the City to be in Stage Two, Water Alert.

Director of Public Works Ron Tribbett gave the staff report. He said earlier in the year Council adopted a Water Conservation Plan which set forth four elements. Phase 1 which the City is currently in is Water Awareness, and Council discussed going to Phase 2 which is Stage Two, Water Alert, and sets a goal of 15 percent voluntary reduction in water consumption. He said currently levels are approximately 30 percent below normal.

Mayor Holman opened the public hearing.

The following persons offered comments: Mark Zane, Dumars Landscaping; Andy Gagnon, Andy Gagnon Landscape Contractor; Kate Stefancik, Valley Gardens; and Paul Stefancik, Valley Gardens.

There being no further comments, Mayor Holman closed the hearing. After some discussion Council expressed support of approving Stage Two, Water Alert, but amended the draft resolution to limit residential landscape irrigation to a maxaimum of three days per week instead of two days per week between the hours of 6:00 p.m. and 10:00 a.m., for odd numbered houses Tuesdays, Thursdays and Saturdays and for even numbered houses Wednesdays, Fridays and Sundays.

Resolution No. 3607:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3607, declaring a drought condition in the City of Woodland and declaring the City to be in Stage Two, Water Alert, per Section 23C Article XI of the Woodland City Code.

HEARING - MAJOR PROJECTS FINANCING PLAN:

The City Manager said the fourth public hearing is a continued hearing to consider adopting the Major Projects Financing Plan.

The Community Development Director recommended that Council continue the public hearing to July 2, 1991 to allow staff time to complete its review of comments and questions raised regarding the Plan.

Mayor Holman reopened the public hearing, but there were no comments.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council continued the hearing on the adoption of the Major Projects Financing Plan to July 2, 1991.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Timothy asked that Council remove from the Consent Calendar the item dealing with the letter on the Cache Creek Settling Basin Project.

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

RESOLUTION NOS. 3608 - 3611/BURGLARY & ROBBERY ALARMS:

The City Council adopted Resolution No. 3608, "A Resolution of the City of Woodland in Accordance with Article V Chapter 13 of the Woodland City Code, Section 13-5-3, Whereby Said Ordinance Provides That the City of Woodland May Prescribe Minimum Standards and Regulations for the Construction and Maintenance of all Alarm Systems Installed Within the City"; adopted Resolution No. 3609, "A Resolution of the City of Woodland Setting the Fee for an Application for a Permit to Possess or Use a Burglary and Robbery Alarm System"; adopted Resolution No. 3610, "Resolution of the City of Woodland Setting the Fee for Restoration of an Alarm System Permit, to Possess or Use a Burglary or Robbery Alarm System"; and adopted Resolution No. 3611, "A Resolution of the City of Woodland Setting Service Fees for Police Response to False Alarms Related to Burglary and Robbery Alarm Systems."

BID AWARD - CONSTRUCTION MANAGEMENT SERVICES:

The City Council authorized the City Manager to enter into an agreement with Harris and Associates of Concord, California, for construction management services for Fire Station No. 3, the Storz Soccer Complex and parking lots (Master Agreement for Consulting Services for City of Woodland Fire Station No. 3 and Task Order No. 1 for design phase services).

<u>BID AWARD - EAST MAIN STREET ASSESSMENT DISTRICT STORM WATER PUMP STATION:</u>

The City Council awarded the contract for construction of the East Main Street Assessment District Storm Water Pump Station, Project No. 91-03, to Albay Construction Company of Martinez, California, and authorized expenditures up to \$2,074,127.00.

ANIMAL CONTROL SERVICES CONTRACT:

The City Council authorized the City Manager to execute a two-year animal control services contract with the County of Yolo (to expire in July, 1993). Annual compensation to the County for July 1991 through June 1992 shall be \$112,734 and for the period of July 1992 through June 1993 the compensation to the County shall be \$117,244.

<u>CONTRACT AWARD - MAINTENANCE SERVICES AT WASTEWATER TREATMENT</u> PLANT:

The City Council awarded the contract for Instrumentation, Chorine and Sulfur Dioxide Maintenance Services at the Wastewater Treatment Plant to Aqua Sierra Controls in the amount of \$11,592.00 and authorized the Public Works Director to execute a contract with Aqua Sierra Controls.

PURCHASE OF FIRE/RESCUE SQUAD VEHICLE:

The City Council authorized the Fire Chief to sign a purchase agreement with the Westates Truck Equipment Company of Woodland to build a rescue squad vehicle on a provided chassis and authorized the City Purchasing Manager to purchase a F800 Series Ford Chassis from Sacramento Valley Ford Truck Company to be delivered to Westates for build-up (total cost \$106,513.04).

AMENDMENT TO CITY ATTORNEY 1990-91 BUDGET:

The City Council appropriated \$30,000 to the City Attorney's Fiscal Year 1990-91 Operations and Maintenance Budget.

REJECTION OF OFFER TO PURCHASE CITY PROPERTY:

The City Council rejected the offer of Layton Knaggs to purchase 435 acres of City property in the Yolo Bypass.

REGULAR CALENDAR:

CACHE CREEK/CACHE CREEK SETTLING BASIN PROJECT:

Council Member Timothy pointed out that Woodland may be in a precarious situation as we look at flood protection in the Cache Creek/Cache Creek Settling Basin area because the levees are approximately four feet lower they had originally planned them to be. She said this indicates that there is significant subsidence in the area and that the flood protection we thought we had is not there. She asked that we draft a letter in support of the Board of Supervisors' letter requesting that the Army Corp of Engineers look into this issue.

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the Mayor to sign a letter to the Army Corp of Engineers expressing concern over the Cache Creek Settling Basin project.

Council took a recess from 9:25 p.m. until 9:38 p.m.

POLICE MODULAR UNIT:

Council received a petition signed by 12 downtown property and business owners who were concerned about the proposal to place a modular unit adjacent to the Police Department in lieu of utilizing vacant space in nearby buildings. The Council then heard comments from Karl Fisher, 728 Boxwood Road, Woodland; B. J . Ford, executive Director of the Downtown Improvement Association; and Bobby Harris, 524 Walnut Street, Woodland. After some discussion the following action was taken:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council authorized the Police Department and Purchasing Manager to request bids on a modular unit for the Police Department with options of placing the unit behind (south of) the Police Building or

placing the unit on the east side of the Building.

AREA M NEEDS ASSESSMENT CONSULTANT CONTRACT:

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council approved a consulting contract with Stanley R. Hoffman and Associates for the preparation of the Area M Needs Assessment Study, and the City Council required the developer to cover costs of City services associated with the review processing of the Area M Needs Assessment Study.

WATER TRANSFERS:

The City Council directed staff to send a letter to the Yolo County Board of Supervisors encouraging the County to draft a Water Management Plan to protect the City's interests with regard to water transfers.

YOLO COUNTY WATER GROUP SUPPLEMENTAL WATER SUPPLY UPDATE:

The City Council directed staff to send a letter to the Yolo County Board of Supervisors requesting that the County fund a major portion of the evaluation of water supply alternatives as proposed by the Yolo County Water Group.

SOUTHEAST AREA ANNEXATION NEGOTIATIONS:

The City Manager said annexation of the Southeast Area will require approval from the County of Yolo, and the City Council has already approved a specific plan for the area's development which calls for it to accommodate the City's primary residential growth in the early 1990's. The County has claimed that previous agreements between the City and County on the division of revenue generated from a proposed annexation will not provide the County with sufficient revenues to offset anticipated costs for County services as the Southeast Area develops. He said in negotiations on this subject over the past years the County has asked for a greater share of the property tax rate for the area; increasing the City's hotel/motel rate and sharing a portion of the increase; City agreement to levy County development fees; and sharing increased City sales tax in some form. Earlier this year, he said, the County withdrew the request for City agreement on County development fees and imposed the fees on their own authority. However, the other requests remain in the negotiation stage. He said in response the City has shown a willingness to consider all of the County's requests except sharing future sales taxes which are a major element of the City's General Fund budget. A report from the County shows that at the areas's buildout the County's annual "discretionary" costs (mostly criminal justice) will be nearly \$1.7 million which leaves a net loss to the County of \$800,000 annually.

The City Council after discussing several alternatives agreed to delay negotiations with the County of Yolo on annexation of the Southeast Area pending review of the State Budget.

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

FISCAL YEAR 1991-92 OPERATIONS & MAINTENANCE BUDGET REVISIONS:

The City Manager discussed with the Council revisions to the 1991-92 Operations and Maintenance Budget with revenues estimated at \$15.1 million and expenditures of \$16.7 million.

SACRAMENTO-SUTTER COUNTY PLANNING ACTIVITIES:

The Community Development Director reviewed for the Council the Sacramento City and County planning activities in the Natomas area of Sacramento County.

Council Member Crescione arrived in the Council Chambers at 11:14 p.m.

PROPOSED GOLF DRIVING RANGE PROJECT:

The City Council directed staff to inform the County of Yolo of the City Council's opposition to a proposed golf driving range on the north side of County Road 27A, 800 feet east of State Route 113.

VIDEO ON CITY PLANNING:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council authorized staff to develop a video presentation on the issue of growth management.

DOWNTOWN SPECIFIC PLAN STEERING COMMITTEE APPOINTMENTS:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council appointed Mike Carotenuto, representing the Woodland Opera House Board; Jan Hicks, representing the Planning Commission; Dennis Gay, representing residential properties; and Council Member Holman to the Downtown Specific Plan Steering Committee.

Council Member Sandy advised Council that a recent appointment to the Committee, Pat Monley, does not wish to serve and a replacement will be needed.

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council extended the meeting from 11:30 p.m. to 11:35 p.m.

ORDINANCE NO. 1190 - MORATORIUM:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by the following roll call vote, the City Council adopted and read by title only Ordinance No. 1190 extending the moratorium ten months and fifteen days on the issuance of building permits for construction along the I-5 corridor:

AYES: COUNCIL MEMBERS: Crescione, Flory, Timothy, Holman

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None ABSTAINING: COUNCIL MEMBERS: Sandy

ADJOURNMENT:

At 11:35 p.m. the meeting was adjourned.

City Clerk of the City of Woodland	