Council Chambers 300 First Street Woodland, California

November 6, 1990

The Woodland City Council met in closed session from 6:45 p.m. until 7:35 p.m. to discuss a personnel and a litigation matter. Council then met in regular session at 7:35 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, Crescione, Flory, Sandy, Timothy

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Moe, Tribbett, Ruggiero, Nies, Suhr, Woodruff,

Bach, Horgan

MINUTES:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council approved the minutes of the regular meeting of August 21, 1990, with the correction that on page 4, first paragraph, to indicate that Council Member Timothy said she will work with Mr. Jesse Ortiz regarding recruitment efforts for women and other minorities serving on City boards and commissions.

COMMUNICATIONS:

1. From David Thompson, Route 1 Box 881 AP, Woodland, a notice of appeal was received regarding the Planning Commission's approval of a variance for the lot width from 60' to 50' for 435 Grand Avenue. The applicant had requested the variance with plans to build a triplex on the lot; the Commission approved the variance for two units only.

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council set November 20, 1990 for a hearing to consider the appeal of David Thompson.

2. From Robert Kerr a letter was received submitting his resignation as a

member of the Historical Preservation Commission.

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council accepted the resignation of Robert Kerr as a member of the Historical Preservation Commission and directed staff to send a letter of appreciation to him.

- 3. From the State Department of Alcoholic Beverage Control a copy of application was received for an on sale beer and wine license for Supurb Burger, 104 W. Main Street #A. No Council action was necessary.
- 4. From Finance Director Peter Woodruff a memo was received stating that claims paid for the month of August 1990 totalled \$3,063,072.59 and claims for the month of September 1990 totalled \$1,849,703.95. No Council action was necessary.
- 5. From Steve and Teri Laugenour, 548 Second Street, Woodland, a letter was received requesting that Council consider naming streets in future subdivisions after early pioneer families of Yolo County. Accompanying letters of support were received from David Lundquist, President of the Yolo County Historical Society, and Monika Stengert, Director/Curator of the Yolo County Historical Museum.

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council directed the Fire Chief to make a recommendation regarding the request of Steve and Teri Laugenour and the Historical Society.

6. From Dennis A. Dodenhoff, 1149 Eighth Avenue, Sacramento, CA, a claim against the City was received in the amount of \$135.00.

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 by Dennis A. Dodenhoff and referred the Claim to the City's insurance representative.

COMMITTEE REPORTS:

- 1. From Chief of Police Bob McDonell a report was received transmitting the minutes from the September 7, 1990 meeting of the Governing Board of the Yolo County Communications Emergency Service Agency. No Council action was necessary.
- 2. From City Manager Kris Kristensen a report was received transmitting the minutes of the September 26, 1990 and October 12, 1990 meetings of the Yolo County Transit Authority. No Council action was necessary.
- 3. From Community Development Director Janet Ruggiero a report was received summarizing action taken by the Historical Preservation Commission at its meeting of October 9, 1990. No Council action was necessary.
- 4. From the City Manager a report was received transmitting the minutes of the October 10, 1990 meeting of the Community Center/Police Building Task Force. No

Council action was necessary.

- 5. From Director of Public Works Ron Tribbett a report was received transmitting the minutes of the October 8, 1990 meeting of the Tree Commission. No Council action was necessary.
- 6. From Parks and Recreation Director John Suhr a report was received summarizing action taken by the Parks and Recreation Commission at its meeting of October 17, 1990. No Council action was necessary.
- 7. From the Community Development Director a report was received transmitting the minutes of the October 16, 1990 meeting of the Downtown Parking District Review Committee. No Council action was necessary.
- 8. From the Community Development Director a report was received summarizing action taken by the Planning Commission at its meeting of October 18, 1990, as follows:
 - (a)Commission approved a conditional use permit for the Central Valley Builders
 Supply Project at 535 North County Road 101 (the former Marvin
 Landplane Building). The building will be used for sales and
 distribution of lumber and building materials. The Commission also
 certified an NDEIR on this item.
 - (b)Commission approved a conditional use permit that will allow for the expansion of the Elm Ford Auto dealership to 400 Main Street. The Commission also approved an NDEIR for this item.
 - (c)Commission continued until November 15, 1990 a proposed lot split and rear yard variance for a parcel at 726 Woodland Avenue (southwest corner of Woodland Avenue and Palm Avenue). The reason for this continuance is that the owner could not be present at this meeting.
 - (d)Commission received public comment from residents at Farrell Place regarding an apartment complex currently under construction to their west. Staff will meet with residents to discuss their concerns.

No Council action was necessary.

9. From the Parks and Recreation Director a report as received summarizing action taken by the Parks and Recreation Commission at its meeting of October 23, 1990.

No Council action was necessary.

PUBLIC COMMENT:

The following persons spoke in support of proceeding with a needs study for the Woodlands project: Chuck Rowe, Pyramid Construction; Pat Monley, local building contractor; Walter Zeck, pastor of New Testament Church; and Jack Hamlin, Principal of Woodland Christian School.

HEARING - SEWER, WATER & UTILITY RATE ADJUSTMENTS:

The City Manager said the first of four public hearings scheduled was for the purpose of considering sewer, water and utility tax rate adjustments.

Finance Director Peter Woodruff gave the staff report. The rate change proposed for sewer will increase the monthly cost of sewer service for a single family dwelling by \$3.30, for a multi-family dwelling by \$2.75 per unit, and for apartments and mobile homes by \$2.15 per unit. The rate change proposed for water will increase the monthly cost for water service for residential customers in January 1991 by an amount of from 25 cents to 40 cents, depending on the size of lot. Small businesses will see an increase of 25 cents per month, while larger commercial accounts with meters will see an increase in base charge depending on meter size and an increase in volume charge of 2 cents per 100 cubic feet of water used. The Utility Users Tax rate is based on a percentage of the charges for water service. The change in rate proposed is from the current 32 percent to 21 percent, representing a 33 percent decrease. For residential customers, the savings varies from 56 cents per month to 82 cents per month, depending on lot size.

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

Ordinance No. 1174 - Sewer User Rates:

On motion of Council Member Flory, seconded by Council Member Crescione and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1174, "An Ordinance Amending Sewer User Rates":

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

NOES: COUNCIL MEMBERS: None

Ordinance No. 1175 - Utility User's Tax:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1175, "An Ordinance Amending the Utility User's Tax Ordinance No. 1075 and Repealing Ordinance No. 1120":

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

NOES: COUNCIL MEMBERS: None

Resolution No. 3580:

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3580, "A Resolution Establishing Rates and Charges for Water Service."

HEARING - REZONING MAIN AND EAST STREET PROPERTIES:

The City Manager said the second public hearing is to consider rezoning property in the vicinity of Main and East Streets from C-3 Service Commercial to C-3/PD Service Commercial/Planned Development.

Community Development Director Janet Ruggiero gave the staff report.

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

Ordinance No. 1176:

On motion of Council Member Crescione, seconded by Council Member Sandy and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1176, "An Ordinance Amending the Zoning Map of the City of Woodland Rezoning the Properties in the Vicinity of Main and East Streets":

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

NOES: COUNCIL MEMBERS: None

HEARING - COLLEGE PARK REORGANIZATION PREZONING:

The City Manager said the third public hearing scheduled is a continued hearing for the purpose of considering the prezoning of the College Park Project area located south of Kentucky Avenue between North College Street and Palm Avenue to R-M/PD and R-1/PD. Senior Planner Tim Bach gave the staff report. He said this hearing has been continued several times because the proponents for the project wanted to negotiate with the property owners who were opposed to the project. He said it is staff's understanding that as of this date the negotiated agreements have not taken place.

Mayor Holman reopened the hearing for comments.

Lou Fox, 1207 Caribou Lane, Davis, said he was the applicant for the project, and he had attempted a good faith effort to negotiate with property owners in the area but was not successful. He said after the property owners hired legal counsel he hired legal counsel also.

Lou Hiken, attorney on behalf of Mr. Fox, said both sides met, but concerns were not resolved, and he said he did not feel any delay would help the negotiation process. He said he and his client were trying to determine what would be feasible for the project, and negotiations resulted in demands that would double or triple the price of the project. The said it would be appropriate for the Council to consider the alternatives and take action.

Steve Schubarth, Woodland resident representing some of the small builders of Woodland, spoke in support of the project.

Robert Millsap, attorney representing a group of property owners and registered voters in the proposed College Park annexation area, said he would agree that there is an impasse. He said his clients have concerns in two basic areas: potential cost of annexation and the design of the project itself.

Bill Streng, developer and neighbor to the project, spoke in support of the project. Pete Cook, owner of McGregor Electric Company of Woodland, said he was in support of the project. He said that Mr. Fox is one of the few developers who uses local subcontractors and local suppliers for projects.

There being no further comments, Mayor Holman closed the public hearing. After Council discussion and comments from staff the hearing was reopened.

Mr. Millsap said the property owners still want to reach an agreement. He said they want what is good for the developer, good for the property owners, and good for the City in terms of orderly development. He said there seems to be difficulty in communicating ideas, but he would welcome any assistance to break through the impasse. He said within the "wish list" some of the items are known costs and some are unknown.

Mr. Hiken suggested that the Council look at the requests of the property owners.

Mayor Holman then closed the public hearing.

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council requested that the Community Development Director act as a mediator to try to bring the parties together so that Council can proceed with the prezoning.

The City Manager pointed out that a mediator is not an arbitrator and there is no guarantee that agreement will be reached.

Ordinance No. 1177:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1177, "An Ordinance Amending the Zoning Map of the City of Woodland by Prezoning Certain Properties C-3, R-M/PD; R-2; R-1/PD and R-1":

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

NOES: COUNCIL MEMBERS: None

The City Manager said his understanding is that the Council will consider adoption of the ordinance on November 20, 1990 even if there is no agreement reached.

HEARING - APPEAL REGARDING COLLEGE PARK PROJECT:

The fourth public hearing was a continued hearing to consider the appeal filed by Mark Milton of the Planning Commission's approval of a conditional use permit for the College Park Project.

Senior Planner Tim Bach gave the staff report. He said the Planning Commission approved a conditional use permit for a 96-unit apartment on a 5.5 acre site with 34 conditions and subject to annexation of the property to the City.

Mayor Holman opened the hearing.

Mark Milton, appellant, said he had a concern about the size of the apartment project. He said the original proposal was 2.3 acres which would not have infringed upon existing rural residential housing as the 5.5 acre proposal does.

Lou Fox, applicant for the apartment project, said the apartments will only touch two existing residential properties, the Bremmer property to the south and partially the Milton property to the east.

Mayor Holman closed the public hearing.

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council upheld the Planning Commission's approval of the conditional use permit for the 96-unit apartment project and approved the conditional use permit with the findings and conditions of approval made by the Planning Commission on June 14, 1990 (see Exhibit A attached).

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Holman temporarily adjourned the meeting of the Council at 9:23 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 B. At 9:25 p.m. the Redevelopment Agency meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Timothy requested that the item dealing with Downtown Christmas decorations be removed from the Consent Calendar.

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

BID CALL FOR MUNICIPAL SWIM POOL COVERS:

The City Council authorized the bid call for purchasing replacement pool covers for the Municipal Pool.

PLANNING COMMISSION ANNUAL REPORT FOR 1989-90:

The City Council received the Planning Commission Annual Report for 1989-90.

PARK RESERVE FUND REALLOCATION FOR YOUTH BALL FIELD IMPROVEMENTS:

The City Council authorized the reallocation of \$10,000 in 1990 Park Reserve funds in the 1990-92 Capital Improvement Budget from Clark Field improvements to youth ball field improvements.

SALE OF STRUCTURES AT 3 CARNEGIE WAY & 522 NORTH STREET:

The City Council authorized the sale and removal of the structures located on City-owned property at 3 Carnegie Way and 522 North Street.

SALE OF SURPLUS/OBSOLETE PROPERTY:

The City Council authorized the sale and disposal of all the City's surplus and obsolete property and equipment through public auction.

JANITORIAL SERVICES CONTRACT RENEWAL:

The City Council approved the renewal of the Bailey's Cleaners janitorial services contract for 1990-1991.

COMPLETION OF THE ESTATES OF WOODLAND, UNIT NO. 2:

The City Council accepted as complete the public improvements constructed as part of Subdivision No. 3838 (The Estates of Woodland, Unit No. 2); directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

REGULAR CALENDAR:

DOWNTOWN CHRISTMAS DECORATIONS:

On motion of Council Member Timothy, seconded by Council Member Crescione and carried by unanimous vote, the City Council authorized the extension of the lease agreement for 55 Christmas decorations with Kelley Display for three years and authorized staff to proceed with the purchase of new banners for Main Street.

SOUTHEAST AREA:

The Community Development Director presented Council with a report on

the staff's work with developers in the Southeast Specific Plan area to provide affordable housing. After some discussion she said the final report with more detail will be presented to Council in two months.

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council prior to approving the Project (the Southeast Area Specific Plan, the General Plan Amendment and the Rezoning/Prezoning), considered the information contained in the Final EIR.

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council made findings on each of the identified significant impacts in the Final EIR for the Project (See Exhibit C for findings under Motion No. 2).

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted overriding considerations for the significant impacts identified in the Final EIR which are air quality and conversion of agricultural land based on the following (See Exhibit C for findings and rational under Motion No. 3).

Resolution No. 3581:

On motion of Council Member Timothy, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3581 approving the Amendment to the General Plan with findings (See Exhibit C for findings under Motion No. 4).

Resolution No. 3582:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3582 adopting the Southeast Area Specific Plan with findings (See Exhibit C for findings under Motion No. 5).

Ordinance No. 1178:

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. 1178, "An Ordinance Amending the Zoning Map of the City of Woodland by Prezoning/Rezoning the Southeast Area" with findings (See Exhibit C for findings under Motion No. 6).

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council accepted the Financing Plan for the Southeast Area with findings (See Exhibit C for findings under Motion No. 7).

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council directed staff to prepare a report on expanding the list of uses in the Highway Service (C-H) Zone and the development of a Business Park Designation and zone to be reviewed by the Planning Commission and the City Council.

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council directed staff to prepare a Citywide affordable housing implementation program.

RECYCLING COMMITTEE RECOMMENDATIONS:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council accepted the recommendations of the Recycling Committee and set the matter for public hearing at the City Council's regular meeting Tuesday, November 20, 1990.

LITERACY SERVICE BUDGET:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council allocated \$25,000 from the existing 1990-91 Operations and Maintenance Budget for the literacy service program through June 30, 1991; agreed to reconsider the amount of funds that would be available to the literacy service program after that date; and requested that by March 1, 1991, a financing plan be devised by the Literacy Council that will attempt to make the literacy service self-supportive in the future.

The City Manager said the motion also implies that the Literacy Council will have to find an additional \$5,000 for this fiscal year. He said his understanding is that the Council is directing him to come back with a recommendation as to what expenses out of the existing FY 1990-91 Budget will be cut to come up with an additional \$25,000.

DOWNTOWN SPECIFIC PLAN:

The City Council postponed approval of the Downtown Specific Plan Work Plan until November 20, 1990.

YOLO COUNTY WATER PLAN UPDATE:

On motion of Council Member Crescione, seconded by Council Member Timothy and carried by unanimous vote, the City Council agreed in concept to fund a portion of the Yolo County Water Plan Update and authorized staff to work with other members of the Interagency Water Management Coordinating Group (ICOR) to define an appropriate cost sharing.

TEHAMA-COLUSA CANAL WATER SUPPLY PROJECT TASK FORCE:

The City Council agreed to participate in the Yolo County Task Force to coordinate efforts for a feasibility study on the extension of Tehama-Colusa Canal with the understanding that there is no City financial responsibility for said study. Council also appointed Council Member Timothy to serve on the Task Force.

APPOINTMENT TO YOLO COUNTY TRANSPORTATION ADVISORY BOARD:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council appointed Jack Potter of the City Traffic Safety Commission to serve on the Yolo County Transit Authority Transportation Advisory Committee.

INVESTMENT COMMITTEE:

Mayor Holman and Council Member Crescione agreed o serve on the City Investment Committee to review and make recommendations on the City's Investment Policy.

EXTENSION OF MEETING TIME:

On motion of Council Member Crescione, seconded by Council Member Flory and carried by unanimous vote, the City Council extended the meeting at 11:00 p.m. until 11:35 p.m.

NEEDS STUDY CONFLICT OF INTEREST:

City Attorney Ron Moe gave Council an update on the request for an opinion from the Fair Political Practices Commission (FPPC) regarding a potential conflict of interest for Council Members Cresciones and Timothy regarding the Woodland's Project. He recommended that Council not proceed with action on the Needs

Study for the Project until a formal opinion is received from FPPC.

EXTENSION OF MEETING TIME:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council extended the meeting at 11:35 p.m. until 11:50 p.m.

REVENUE SHARING MEETING WITH OTHER AGENCIES:

The City Council agreed to participate in a joint meeting with the County Board of Supervisors and other City Councils from the County to discuss City/County Revenue Sharing and other topics.

ORDINANCE NO. 1173 - REZONING VALK PROPERTY:

On motion of Council Member Crescione, seconded by Council Member Holman and carried by unanimous roll call vote, the City Council adopted and read by title only Ordinance No. 1173, "An Ordinance Amending the Zoning Map of the City of Woodland by Rezoning Property at I-5 and State Route 113 I (Industrial)."

ADJOURNMENT:

	At 11:50 p.m.	the Council	adjourned	the meeting to	Thursday,	November 8	, 1990
7:00 p	o.m.						

City Clerk of the City of Woodland	