Council Chambers 300 First Street Woodland, California

March 6, 1990

The Woodland City Council met in regular session at 7:30 p.m.

PLEDGE OF ALLEGIANCE:

Mayor Nofziger 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: Nofziger, Flory, Holman, Peyton, Sandy

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Moe, Tribbett, Ruggiero, Buchanan, Ostebo, Scott,

Suhr, McDonell

OTHERS PRESENT: Cobb, Brunsell

MINUTES:

On motion of Council Member Holman, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the minutes of the regular meeting of January 2, 1990 and the adjourned meeting of February 16, 1990, as prepared (Council Member Peyton abstained from voting on the minutes of February 16, 1990).

COMMUNICATIONS:

- 1. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer licence for Country Oaks Racquet Club, 1341 Gum Avenue, Woodland. No Council action was necessary.
- 2. From Woodland Downtown Improvement Association, Inc. a letter was received stating that there is \$1,113.00 remaining in the 1987/88 B.I.D. (Business Improvement District) funds account, and the Association requested that the funds be given to them.

On motion of Council Member Holman, seconded by Council Member Flory and carried by unanimous vote, the City Council appropriated the remaining \$1,113.00 in 1987/88 Business Improvement District Fund account to the Woodland Downtown

Improvement Association for development of printed materials that will aid in the recruitment of businesses into the Downtown core area.

COMMITTEE REPORTS:

- 1. From City Manager Kris Kristensen a report was received transmitting the minutes of the January 12 and January 19, 1990 meetings of the Yolo County Transit Authority. No Council action was necessary.
- 2. From Community Development Director Janet Ruggiero a report was received summarizing action taken by the Historical Preservation Commission at its meeting of February 13, 1990. No Council action was necessary.
- 3. From the Community Development Director a report was received summarizing action taken by the Community Based Organization (CBO) Committee at its meeting of February 14, 1990.

On motion of Council Member Holman, seconded by Council Member Flory and carried by unanimous vote, the City Council set public hearings for May 1, 1990 and May 15, 1990 to consider the City Community Development Block Grant program for 1990 which includes CBO funding.

- 4. From the Community Development Director a report was received summarizing action taken by the Planning Commission at its meeting of February 15, 1990, as follows: (a) Commission continued consideration until March 15, 1990 of a Zoning Ordinance amendment regarding the sale of alcoholic beverages; (b) Commission continued consideration until March 15, 1990 of a proposal to rezone property from R-2 to R-1; the property is located north of Beamer Street to the north of Woodland Avenue and east of North College Street to the west side of Sutter Street; and (c) Commission continued consideration until March 15, 1990 of the College Park Project, located south of Kentucky Avenue between North College Street and Palm Avenue. No Council action was necessary.
- 5. From the City Manager a report was received advising of the February 15, 1990 City/County 2 x 2 meeting. Among the items discussed were the sales tax initiative, tax splits, a report on discussion with the City of Davis regarding Willow Slough and a report on the Board of Supervisors' action on the Tehama-Colusa Canal and Solano Project. No Council action was necessary.
- 6. From the City Manager a report was received transmitting the agenda from the February 21, 1990 City/Chamber 3 x 3 meeting. The agenda included discussion of proposed bond measure(s) for a community center, police building, and other improvements, proposed relocation of Farmers Home Administration, truck trailer onstreet parking problems in the industrial area, the Development Fee Study/Chamber review Committee, and the Brad Early resignation from the Recycling Committee and the need for a replacement. No Council action was necessary.

PUBLIC COMMENT:

Marianne Nix asked that the City act before July 10, 1990 on the potential purchase of her property at North Street and Carnegie Way (Library Block) because if the City is not interested she has other plans for the property. The City Manager said he would be contacting Ms. Nix.

Anthony Oliveria, government student, said he is a resident of Woodland but lives near the Esparto area. He asked if the City has any future plans for extending the hours for bus transportation. Mayor Nofziger said that Sacramento Regional Area Planning Commission (SACOG) has been conducting hearings for Transportation Development Act funds in several locations throughout the County to determine if there are any unmet transit needs in the various communities in the County. He said SACOG then compiles the information and distributes its recommendations to the various jurisdictions which take action on the recommendations. He added that one suggestion at one of the SACOG hearings was to extend the bus hours to as late as 8:00 p.m.

Stephanie Schone, government student, said she heard that Lincoln Avenue and Main Street were going to be one-way streets. She said California Street at Lincoln Avenue is difficult to cross and with one-way on Lincoln Avenue it would be even more difficult. Mayor Nofziger said there are no immediate plans to make those changes but there is a committee studying that issue at this time.

Vice Mayor Holman presented a birthday gift to Mayor Nofziger. HEARING - EAST MAIN STREET ASSESSMENT DISTRICT:

The City Manager said the Council is being asked to hold a public hearing to allow protests and to consider several actions with respect to the East Main Street Assessment District.

Director of Public Works Ron Tribbett and Senior Civil Engineer Rudi Golnik gave the staff report. They discussed a large parcel on the east side of East Street which is outside the City and outside the Assessment District but will still benefit from the District improvements.

Bob Brunsell, Bond Counsel, explained to the Council the benefit district concept which is used by local agencies where there is a parcel which cannot immediately be assessed or do not want to assess. He said in some cases public agencies have concluded that they ought not to assess property immediately but would want the property owner to pay a fair share as a condition of development. One way is the use of

the benefit district which after a hearing allows the City Council to establish a fee which is to be payable to the City upon development of the property. The City can decide what triggers payment of the fee. He said with the East Main Street and the large parcel outside the City fairness dictates that there should be collection of a future benefit fees so the money goes back into the assessment district where it belongs.

Mayor Nofziger opened the public hearing.

Louis Desmond, attorney representing Eugene Sambucetti, said that the February 28, 1990 letter from Rudi Golnik, Senior Civil Engineer, to Mr. Sambucetti and the letter dated March 2, 1990 from Mr. Desmond to Mr. Golnik in response are a part of the public record of the proceedings. Attached as Exhibits A and B respectively are the letters. He then submitted a declaration, Exhibit C, from Frank La Bella, a real estate appraiser, as part of the public testimony. Mr. Bella indicated he had examined the properties within the District and the subject property which is outside the City and determined that the value of the property outside the City which is not included in the district is greatly enhanced by the construction of improvements. Mr. Desmond further explained the benefits he felt the excluded property would be receiving.

The Public Works Director said the benefit district which Mr. Brunsell discussed could prorate the cost, and when the property is developed it can be assessed.

Don Hays said he represents his father, himself and the A. W. Antique Truck Museum at the corner of County Road 102 and East Main Street. He said he is glad the project is moving ahead and was hoping there would be no further delays.

There being no further comments, Mayor Nofziger closed the hearing.

Mr. Brunsell explained the action the Council was requested to take and the assessment district process. Scott Clinton of the bond underwriter, Stone and Youngberg, discussed the financing of the project.

Resolution No. 3519 - Overruling Protests:

On motion of Council Member Holman, seconded by Council Member Peyton and carried by unanimous vote, the City Council adopted Resolution No. 3519, "Resolution Overruling Protests, East Main Street Assessment District."

Resolution No. 3520 - Amended Engineer's Report:

On motion of Council Member Holman, seconded by Council Member Flory

and carried by unanimous vote, the City Council adopted Resolution No. 3520, "Resolution Approving Amended Report and Assessment and Ordering Improvement, East Main Street Assessment District."

Resolution No. 3521 - Awarding Contract:

On motion of Council Member Holman, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3521, "Resolution Awarding Contract (to Kiewit-Pacific in the amount of \$8,974,678.01), East Main Street Assessment District."

Resolution No. 3522 - Change Orders:

On motion of Council Member Peyton, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted Resolution No. 3522, "Resolution Authorizing Change Orders (not exceeding \$50,000 without approval of the City Council), East Main Street Assessment District."

On motion of Council Member Holman, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the Director of Public Works to execute the "Extract of Public Works Contract Award."

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Sandy requested removal from the Consent Calendar of two items regarding the bid call for the concrete repair project and final map no. 3766 for Estates of Woodland.

Council Member Peyton requested removal from the Consent Calendar of an item dealing with the bid award for the West Street and Ashley Avenue Improvement project.

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

<u>EAST MAIN STREET ASSESSMENT DISTRICT - CONSTRUCTION MANAGEMENT SERVICES</u>:

The City Council authorized the Director of Public Works to execute an agreement for construction management services with B.S.I. Consultants, Inc. for East Main Street Assessment District Improvements Project.

COMPLETION - LIBRARY BLOCK IMPROVEMENTS:

The City Council accepted the LIbrary Block Improvement Project 89-02 as complete; directed the City Clerk to file a Notice of Completion; and authorized the Mayor and City Manager to sign the Notice of Completion.

RESOLUTION NO. 3523 - ELECTION PRECINCTS:

The City Council adopted Resolution No. 3523, a resolution consolidating regular election precincts, designating polling places for respective precincts and appointing election officers for the April 10, 1990 General Municipal Election.

EAST MAIN STREET ASSESSMENT DISTRICT - ACQUISITION OF RIGHT-OF-WAY:

The City Council approved the negotiated value for right-of-way (south side of East Main Street to east of I-5 Freeway; property owned by John Laugenour) and authorized the City Manager or his designee to execute all documents related to acquisition of right-of-way upon approval and formation of the East Main Street Assessment District.

BID AWARD - BRAKE LATHE:

The City Council awarded the bid for a brake lathe to Borg Equipment and Supply of Rancho Cordova, California, in the amount of \$5,288.06.

BID AWARD - CITY PARK PLAY EQUIPMENT:

The City Council awarded the bid for the purchase and installation of playground equipment at City Park to Wiese and Son Specialties in the amount of \$29,951.78.

REGULAR CALENDAR:

BID ADVERTISEMENT - 1990 CONCRETE REPAIR PROJECT:

On motion of Council Member Sandy, seconded by Council Member Flory

and carried by unanimous vote, the City Council authorized the advertisement for bids for the 1990 Concrete Repair Project.

BID AWARD - WEST MAIN STREET AND ASHLEY AVENUE IMPROVEMENTS:

On motion of Council Member Peyton, seconded by Council Member Flory and carried by unanimous vote, the City Council awarded the contract for construction of the West Main Street and Ashley Avenue Improvements Project to Ron Hale Construction in the amount of \$287,669.34.

FINAL MAP NO. 3746 - THE ESTATES AT WOODLAND:

Council Member Sandy expressed concern about sound walls and maintenance of sound walls.

On motion of Council Member Sandy, seconded by Council Member Peyton and carried by the following vote, the City Council approved Final Map No. 3746 for The Estates at Woodland (located on the east side of Palm Avenue south of Kentucky Avenue):

AYES: COUNCIL MEMBERS: Holman, Peyton, Sandy, Nofziger

NOES: COUNCIL MEMBERS: Flory

FY1989-90 OPERATIONS & MAINTENANCE BUDGET:

On motion of Council Member Sandy, seconded by Council Member Peyton and carried by unanimous vote, the City Council adopted the final Fiscal Year 1989-90 Operations and Maintenance Budget for the City of Woodland with modifications recommended by the City Manager plus the addition of a Clerical Worker for the Fire Department (\$17,000) and a Park Maintenance Worker II for the Park and Recreation Department (\$29,000).

FIREWORKS' TASK FORCE:

On motion of Council Member Peyton, seconded by Council Member Flory and carried by unanimous vote, the City Council approved a seven-member Fireworks Task Force to include representatives from the Police department, the Fire Department, the Chamber of Commerce Safety Committee, three fireworks wholesalers and vendors and Council Member Sandy.

RECESS:

City Council took a recess from 9:40 to 9:49 p.m.

ORDINANCE NO. 1157 - RESIDENTIAL LAND USE TABLE:

On motion of Council Member Holman, seconded by Council Member Peyton and carried by unanimous vote, the City Council reintroduced and read by title only Ordinance No. 1157, An Ordinance Amending Article 4 of Chapter 25 of the Code of the City of Woodland, except for the provision allowing deep lots in the N-P Zone. This Ordinance will amend the Residential Land Use Table of the City of Woodland Zoning Ordinance.

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council referred the question of allowing deep lot developments in the N-P Zone to the Planning Commission.

STUDY REGARDING FERRIS BIRD'S BEAK AND SWAINSON HAWK:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council authorized the City Manager to execute an agreement with The Planning Center to conduct a Conservation Study regarding the Ferris Bird's Beak and Swainson Hawk for \$21,489.60.

MAYOR SELECTION PROCESS:

Council Member Flory proposed that starting 1992 rotating the mayor's position on a yearly basis. After some discussion he advised that he would present a proposal for further discussion at the March 20, 1990 Council meeting.

TASK FORCE FOR COMMUNITY FACILITIES BOND MEASURE:

Council Member Flory said there will be a 2 x 2 City/School meeting next week and he recommended postponing until March 20, 1990 discussion of a task force to consider possible future bond measures for community facilities.

CABLE CHANNEL POLICIES:

Assistant to the City Manager Sandy McPherson reported to the Council on current service provided to the City by Sonic Cable Television for the programming

on Channel 31, the local government channel.

Council Member Flory requested a report at a later date from staff regarding policy for selecting and scheduling material to be shown on the public access channel.

FUTURE AGENDA ITEMS:

Council Member Flory requested a report on the Ashley Avenue speed limit for the March 20, 1990 Council meeting.

ORDINANCE NO. 1161 - RATED ROOF COVERING:

On motion of Council Member Peyton, seconded by Council Member Sandy and carried by unanimous vote, the City Council adopted by roll call vote and read by title only, Ordinance No. 1161, "An Ordinance Amending Chapter 6 of the Code of the City of Woodland, California, 1955, Concerning Building Regulations":

AYES: COUNCIL MEMBERS: Flory, Holman, Peyton, Sandy, Nofziger

NOES: COUNCIL MEMBERS: None

ADJOURNMENT:

At 10:29 p.m. the meeting was adjourned	to March 9, 1990, 7:00 a.m.
City Clerk of the City of Woodland	