

Council Chambers
City Hall
300 First Street
Woodland, California

January 16, 1990

The Woodland City Council met in closed session from 6:45 p.m. until 7:20 p.m. to discuss a personnel matter. Council Members Flory and Sandy were absent from the closed session. At 7:30 p.m. the Council met in regular session.

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, Ruggiero, McDonell, Moe, Buchanan, Ostebo, Wickstrom, Suhr

MINUTES:

On motion of Council Member Flory, seconded by Council Member Peyton and carried by unanimous vote, the City Council approved the minutes of the regular meeting of November 21, 1989, and the adjourned meeting of January 5, 1990, as prepared.

COMMUNICATIONS:

1. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer license for La Villa Restaurant, 420 First Street, Woodland. No City Council action was necessary.

2. From Finance Director Peter Woodruff a memo was received advising that claims paid for the month of October 1989 totalled \$1,502,917.04 and that claims paid for the month of November 1989 totalled \$1,576,1118.81. No Council action was necessary.

3. From Robert Millsap of the law firm of Millsap, Millsap & Thompson a letter was received transmitting 19 written protests to the County Road 101 Annexation. Community Development Director Janet Ruggiero said the purpose of the filing is an attempt to try and negotiate with the developers in the southeast area a settlement

relative to their concerns with development on the east side of County Road 101. She said a draft agreement has been sent to the developers regarding who will bear the cost of the improvements, and once this agreement is settled the protests will be removed. No Council action was necessary.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the November 27 and December 4, 1989 minutes of the Library Board. No Council action was necessary.

2. From Chief of Police Bob McDonell a report was received transmitting the minutes of the December 1, 1989 meeting of the Governing Board of the Yolo County Communications Emergency Service Agency. No Council action was necessary.

3. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the January 3, 1990 meeting of the Steering Committee for the Southeast Area Specific Plan.

On motion of Council Member Peyton, seconded by Council Member Flory and carried by unanimous vote, the City Council set public hearings with the Planning Commission for February 8, 1990 for consideration of the Southeast Specific Plan draft EIR and March 13, 1990 for certification of the Southeast Specific Plan EIR, adoption of the Plan, amendments to the General Plan and rezoning of the Southeast Area.

4. From the Community Development Director a report was received summarizing action taken by the Planning Commission at its meeting of January 4, 1990, as follows: (a) Commission elected Jack Fechter as Vice Chairman; (b) Commission continued until February 15, 1990 consideration of proposed Zoning Ordinance amendments regarding the sale of alcoholic beverages; (c) Commission approved a conditional use permit and certified an NDEIR for the East Street Court Project (northwest corner of East and Court Streets); this is a proposal to remodel existing buildings for retain, restaurant and office uses and install live/work artist studios; (d) Commission approved a tentative parcel map to split a 9.3± acre industrial parcel into 3 parcels at 1990 Hays Lane; Commission also approved the categorical exemption; and (e) Commission recommended amending the Transition Overlay Zone and certified the NDEIR.

On motion of Council Member Peyton, seconded by Council Member Flory and carried by unanimous vote, the City Council set February 6, 1990 for a hearing to consider an amendment to the Transitional Overlay regulations of the Zoning Ordinance.

5. From Director of Public Works Ron Tribbett a report was received transmitting the minutes of the January 8, 1990 meeting of the Traffic Safety Commission. No Council action was necessary.

6. From City Manager Kris Kristensen a report was received advising that the last City/County 2 x 2 meeting was held on January 10, 1990. Topics discussed were the request for use of County-owned property (Cottonwood/Woodland Avenue) for ball diamond; sales tax initiative; tax splits (transient occupancy tax and fines and forfeitures); and an update on the Davis/Woodland discussion on County Road 27/29 land use issue.

HEARING - 1988 EDITION OF UNIFORM FIRE CODE:

The City Manager announced that the first of five public hearings scheduled is for the purpose of adopting the 1988 Edition of the Uniform Fire Code.

Fire Chief John Buchanan recommended that the public hearing be continue the public hearing until February 6, 1990 to allow the fireworks wholesaler as well as the nonprofit retailers time to prepare for the public hearing. He said an informal meeting with all parties has been scheduled for January 11, 1990 to discuss the Fire Department staff recommendation to eliminate fireworks sales in Woodland in three years. Fire Division Chief Dave Ostebo gave a brief staff report.

Mayor Nofziger opened the public hearing.

John Sullivan of Red Devil Fireworks (wholesaler) spoke in opposition to the elimination of fireworks sales.

On motion of Council Member Holman, seconded by Council Member Peyton and carried by unanimous vote, there being no further comments the City Council continued the public hearing to February 6, 1990.

HEARING - POLICE SITE COMMITTEE REPORT:

The City Manager said the second public hearing is for the purpose of considering the Police Site Committee's report. He said a space needs study of City facilities was conducted two years ago by a local architect and it was evident from the study that the best solution was to find another police building location. A committee has reviewed various site alternatives, and three proposed sites were presented to Council. The first site (Site A) which is highly recommended is a 3.16 acre parcel located between Fifth and Sixth Streets and Lincoln and Oak Avenues. The asking price for this site is \$500,000. Site B is a 4.5 acre parcel located at the northeast corner of East Street and Lemen Avenue. This site is listed on a lease basis with no set lease price designated. Site C is a 2.89 acre parcel located at the northwest corner of College and Court Streets. This site consists of several parcels none of which are currently for sale. The Council received a report outlining the advantages and disadvantages of each site. The City Manager said the Traffic Safety Commission and the Planning Commission reviewed the report and concur with the report.

Mayor Nofziger opened the public hearing. There being no comments he closed the hearing.

Police Chief Bob McDonell said he concurs also with the Committee's report.

The City Manager said \$500,000 has been allocated for the acquisition of a new Police Station site in the proposed 1990-92 Capital Budget (including \$350,000 in Fund 34 and \$150,000 in Fund 02). He said, however, that there have not been funds set aside to construct the building.

On motion of Council Member Peyton, seconded by Council Member Holman and carried by unanimous vote, the City Council concurred in the Police Site Committee's recommendation with sites prioritized giving Site A the highest priority, then Site B and Site C; authorized the City Manager to begin negotiations on the acquisition of the site; and directed the City Manager to present an acquisition proposal for subsequent Council consideration and approval.

HEARING - FIRE SPRINKLER ORDINANCE:

The City Manager said the third public hearing is for the purpose of considering an amendment to the existing fire sprinkler ordinance to include residential dwellings.

Fire Division Chief Dave Ostebo said the Fire Department is recommending the amendment to the fire sprinkler ordinance to require that all new dwelling occupancies provide automatic fire extinguishing systems. He said the Department has two goals with this proposal: to significantly reduce the possibility that a fire death will occur in a newly constructed home in Woodland and to help augment response times to areas beyond reasonable station coverage. He said the current installation costs are approximately \$1.00 per square foot. He said the Board of Building Appeals endorsed the proposed residential sprinkler ordinance package providing a sunset clause be included to require the Fire Department to report back to the Council within one year to review what has transpired and readopt as a new ordinance.

Mayor Nofziger opened the public hearing.

Mike Volonte, local building contractor, said he has not built any residential units for ten years and is primarily a commercial builder, but he voiced his opposition to requiring fire sprinkler systems for single family dwelling units. He said this requirement will raise the cost of housing in Woodland.

Tom Johnson, Fire Marshal for the City of Napa, spoke in support of the proposed ordinance and reported to the Council the effects of a similar ordinance adopted for the City of Napa.

Joe Cescione, Member of the City Board of Building Appeals, spoke in support of the proposed ordinance.

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

Ordinance No. 1156:

On motion of Council Member Peyton, seconded by Council Member Holman and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1156, "An Ordinance Of The City Of Woodland Amending Section 9A-6 Of Chapter 9A Of The Woodland Municipal Code, Providing For Automatic Fire Extinguishing Systems."

HEARING - RATED ROOF COVERINGS:

The City Manager said the fourth public hearing is for the purpose of considering an amendment to the 1988 Uniform Building Code regarding roofing requirements.

Dave Ostebo, Fire Division Chief, said an amendment to the 1988 Uniform Building Code is being proposed to limit the installation of roof coverings to Class A, B or C. He said the goal is to eliminate roof fires caused by fireplaces and other ignited objects landing on a wood roof. Also he said during critical wind and heat periods potentially entire subdivisions with wood roof coverings can be lost as a result of rapidly spreading fire. Certain examples of Class A or B fire retardant roofing materials would be fiber glass shingles, heavy fiber glass, concrete tiles and metal tiles. Class C material would include treated shake or shingle (pressure treated with fire retardant materials).

Mayor Nofziger opened the public hearing, and there being no comments he closed the hearing. After some Council comments the Mayor then reopened the public hearing.

Joe Crescione, member of the City Board of Building Appeals, and Tom Johnson, Fire Marshal from the City of Napa, spoke in support of the proposed ordinance.

Michael Gray, historical building contractor in Woodland, spoke in opposition to the ordinance.

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

On motion of Council Member Peyton, seconded by Council Member Sandy and carried by unanimous vote, the City Council continued the hearing until February 20, 1990 to allow staff time to develop additional information regarding rated roofing material and the cost of installing each type of material.

RECESS:

Council took a recess from 9:00 p.m. until 9:05 p.m.

HEARING - RESIDENTIAL LAND USE TABLE AMENDMENT:

The City Manager said the fifth and last public hearing scheduled is for the purpose of considering an amendment to the Residential Land Use Table of the Zoning Ordinance.

Community Development Director Janet Ruggiero gave a brief staff report. The proposed amendment would include the following revisions (among others) to the Zoning Ordinance:

- 1.Churches, day care centers and schools are changed from permitted uses to conditional uses in the C-2 and C-3 Zones and churches are eliminated from the I Zones.
- 2.Family day care homes allow a maximum of twelve (12) children as a permitted use in the residential zones.
- 3.Deep lot developments are listed in the Table allowing them only in the R-2 and N-P Zones.

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

Ordinance No. 1157:

On motion of Council Member Peyton, seconded by Council Member Holman and carried by unanimous vote, the City Council introduced and read by title only Ordinance No. 1157, "An Ordinance Amending Article 4 and 21 of Chapter 25 of the Code of the City of Woodland."

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Council Member Flory requested removal from the Consent Calendar of the item dealing with the setting of a hearing for the speed zone study.

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

BID CALL ON ASHLEY AND MAIN STREET SIGNAL:

The City Council authorized the advertisement for bids for the West Main Street and Ashley Avenue improvements.

AWARD BID FOR AERIAL LIFT TRUCK AND STUMP GRINDER:

The City Council awarded the bid for one 55-foot aerial lift truck to Pac Power of Dixon, California, in the amount of \$71,563.78 (for Tree Maintenance Division of Public Works Department); and the City Council awarded the bid for one trailer mounted stump grinder to Vermeer Equipment of Fremont, California, in the amount of \$18,068.50 (for Tree Maintenance Division of Public Works Department).

PURCHASE OF REPLACEMENT FIRE ENGINE:

The City Council authorized the Fire Chief to sign a purchase agreement for a 1989 "Westates" fire engine.

BID CALL FOR PLAY EQUIPMENT AT CITY PARK:

The City Council authorized staff to call for bids for the purchase and installation of play equipment at City Park.

RESOLUTION NO. 3513 - REHABILITATION LOAN APPLICATION:

The City Council adopted Resolution No. 3513 authorizing execution of an agreement with the California Department of Housing and Community Development for a rehabilitation loan program and intrusted Connerly and Associates to file an application for \$250,000.

BID CALL FOR BRAKE LATHE AND TILT BED TRAILER:

The City Council authorized the calling of bids for a medium duty brake lathe (for Vehicle Maintenance Division of Public Works Department) and a dual wheel tilt bead trailer (for the Utility Division of Public Works Department).

BID CALL FOR MICROFORM READER/PRINTER:

The City Council authorized the calling of bids for one Microform Reader/Printer (for the Library).

REGULAR CALENDAR:

HEARING SET FOR PROPOSED SPEED ZONE CHANGES:

Council Member Flory said he asked to have the issue of the speed zone changes pulled from the Consent Calendar because he wanted to be assured there would be adequate notification of the property owners of the upcoming hearing.

On motion of Council Member Peyton, seconded by Council Member Flory and carried by unanimous vote, the City Council set a hearing for February 6, 1990 regarding speed zone changes or modifications proposed for Ashley Avenue, Matmor Road, West Street and Gibson Road; and the City Council directed staff to post notices every 300 feet along the properties involved.

DRAFT 1990-92 CAPITAL BUDGET:

The City Council agreed to review the proposed 1990-92 Capital Budget at the February 9, 1990 Friday morning study session and agreed to consider adoption at the February 20, 1990 regular Council meeting.

ANIMAL CONTROL CONTRACT:

The City Manager said the proposed animal control services contract with the County of Yolo is not ready for adoption at this time and will be rescheduled for approval at a later date.

BOARD/COMMISSION APPOINTMENTS:

On motion of Council Member Peyton, seconded by Council Member Flory and carried by unanimous vote, the City Council appointed Theodore Hostetler to the Library Board for a term ending December 31, 1992; appointed Thomas Stoffregen to the Parks and Recreation Commission for a term ending December 31, 1993; appointed Ron McGee to the Personnel Board for a term ending December 31, 1992; and appointed Frank Ramirez to the Planning Commission for a term ending December 31, 1993.

INTERVIEWS FOR SACRAMENTO COUNTY-YOLO COUNTY MOSQUITO ABATEMENT DISTRICT BOARD:

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

and carried by unanimous vote, the City Council appointed Council Members Flory and Holman to interview applicants for City representative to the Sacramento County-Yolo County Mosquito Abatement District Board.

ORDINANCE NO. 1155 - COTTONWOOD PLAZA SHOPPING CENTER PLANNED DEVELOPMENT OVERLAY ZONE AMENDMENT:

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. 1155, "An Ordinance Amending the Zoning Map of the City of Woodland by Amending the Planned Development Overlay Zone for the Cottonwood Plaza Shopping Center":

AYES: COUNCIL MEMBERS: Flory, Holman, Peyton, Sandy, Nofziger
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

ADJOURNMENT:

At 9:30 p.m. there being no further business the meeting was adjourned to January 19, 1990, 7:00 a.m.

City Clerk of the City of Woodland