Council Chambers Woodland, California September 19, 1989

The Woodland City Council met in closed session from 6:45 p.m. until 7:30 p.m. to discuss labor relations and then met in regular session at 7:30 p.m.

## PLEDGE OF ALLEGIANCE:

Mayor Nofziger invited everyone present to salute 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, Woodruff, Moe, Golnik, Ruggiero, McPherson,

Buchanan, Bryan

#### MINUTES:

On motion of Council Member Sandy, seconded by Council Member Holman and carried by the following vote, the City Council approved the minutes as prepared for the regular meeting of June 20, 1989; the regular meeting of July 5, 1989; the adjourned meeting of September 1, 1989; and the adjourned meeting of September 8, 1989:

AYES: COUNCIL MEMBERS: Flory, Holman, Peyton (abstained from voting

on minutes of July 5 and September 8, 1989), Sandy,

Nofziger

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

#### **COMMUNICATIONS:**

1. From Daryl Wilkendorf, 936 Purdue Drive, Woodland, a letter was received requesting that trees be planted along the east side of County Road 98 as a sound barrier.

On motion of Council Member Peyton, seconded by Council Member Holman and

carried by unanimous vote, the City Council directed staff to send a letter to Mr. Wilkendorf responding to his request.

2. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine (public premises) license for Cotton Eyed-Joe's, 646A Cottonwood Street, Woodland. Council was advised that a conditional use permit for this facility will be considered by the Planning Commission on October 19, 1989 for country/western dance lessons and dancing open to the public four to five evenings per week.

On motion of Council Member Peyton, seconded by Council Member Flory and carried by unanimous vote, the City Council directed staff to send a letter to the State Department of Alcoholic Beverage Control requesting that the Department not issue a license for the facility until the Planning Commission considers the conditional use permit for Cotton Eyed-Joe's on October 19, 1989.

3. From D. N. Robinson, 1109 Stanford Place, Davis, a letter was received asking the City of Woodland to participate in the light rail study being conducted by Sacramento Regional Transit. Council was reminded that on August 1, 1989 Council voted not to participate in the study of light rail extensions to Woodland at this time pending receipt of a recommendation from the Yolo County Transit Coordinator. No Council action was taken.

#### COMMITTEE REPORTS:

- 1. From Chief of Police Bob McDonell a report was received transmitting the minutes of the July 28, 1989 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 August 1, 1989 meeting of the Yolo County Transit Authority. No Council action was necessary.
- 3. From Library Services Director Marie Bryan a report was received transmitting the August 7 and August 21, 1989 minutes of the Library Board. No Council action was necessary.
- 4. From Parks and Recreation Director John Suhr a report was received summarizing action taken by the Park and Recreation Commission at its meeting of August 23, 1989. Five items in the report required no Council action: (a) Commission conducted a public hearing to consider the closure of the walkway between Bemmerly Way Park and the Cottonwood Meadows Senior Apartment complex, located at 120 N. Cottonwood Street; Commission directed staff to communicate with the Police Department and to make recommendations on this issue at the September 20, 1989 Commission meeting; (b) Commission reviewed the Community Swim Center building addition plans and directed staff to retain an architect to prepare the plans and

specifications for the building addition; (c) Commission appointed a Parks and Recreation Commission Capital Budget Committee (Committee members include Chairman Meyer, Commissioners Souza, Kohlmeier, and Davies); (d) Chairman Meyer reported on the progress with the Southeast Woodland Plan; he said each school/park site will be 7.5 acres, with the youth fields adjacent to the elementary school site; and (e) Commission heard a recommendation from staff on the Crawford Park play equipment and Commission directed staff to remove the play structure at Crawford Park. The Commission also reviewed the Regional Park Plan and recommended to the City Council the approval of Plan 1.A, \$4,000 to the Yolo County Sheriff's Posse to compensate for the loss of building materials in the move, and asked that Council direct staff to prepare lease agreements with Los Caporales and the Sheriff's Posse. No Council action was taken at this time.

5. From the Community Development Director a report was received summarizing action taken by the Planning Commission at its meeting of September 7, 1989, as follows: (a) Commission received a progress report on the Charles Jones variance and his compliance with the Planning Commission's conditions of approval; (b) Commission recommended approval of ten amendments to the Zoning Ordinance and certified a negative declaration for the item; (c) Commission certified a Final EIR for the County Road 101 prezoning project, approved a conditional use permit for the construction of a fire station, parking lot and city well, and recommended approval of prezoning properties from A-1 (General Agriculture) (County) to C-H (Highway Commercial, O-S (Open Space) and R-1 (Single Family Residential) (City); and (d) Commission recommended approval of a change in zoning from I (Industrial) and N-P (Neighborhood Preservation) to C-3 (Service Commercial) for the area located west of East Street between Main Street and Woodland Avenue.

On motion of Council Member Peyton, seconded by Council Member Flory and carried by unanimous vote, the City Council set October 3, 1989 for hearings to consider the following: (a) amendments to the Zoning Ordinance; (b) prezoning of property on County Road 101; and (c) rezoning of property west of East Street between Main Street and Woodland Avenue.

#### **PUBLIC COMMENT:**

Walter Zeck, representing the Yolo Wayfarer Center, reported that recent rains have caused the roof at the Center to cave in and based on an estimate it will cost \$2,500 to repair the roof. He asked the Council for financial assistance to cover the repairs.

City Manager Kris Kristensen said the Center should obtain three bids for the work to be done and report back to the Council on October 3, 1989. He also suggested that Reverend Zeck check with the Center's insurance company.

Vice Mayor Holman suggested that Reverend Zeck check with service clubs in the City for quicker financial assistance.

# **HEARING - APPEAL OF C. DON HUFF, JR.:**

The City Manager said the first public hearing scheduled is to consider the appeal filed by C. Don Huff, Jr., of the Planning Commission's finding regarding a farm equipment facility at the southwest corner of County Road 24 and County Road 102.

The Community Development Director gave the staff report.

Mayor Nofziger opened the hearing.

Robert Nakken, attorney representing the appellant C. Don Huff, Jr., said this is not a major farm equipment facility and no improvements will be made to the site. He said the main use is storage of used agricultural equipment and has been an existing ag use for many years in Yolo County. Zeke Plocher and his son Steve Plocher who own the business were present at the meeting. Mr. Nakken said this is a permitted use in the County's A-1 Zone, and the business is not an "urban development" within the City of Woodland's urban development policy as it will not generate a need for on-site improvements, right-of-way improvements, or any other public improvements of any kind, or a need for city service.

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

On motion of Council Member Sandy, seconded by Council Member Peyton and carried by the following vote, the City Council made the finding that the farm equipment facility at the southwest corner of County Road 24 and County Road 102 is an agricultural use, that the applicant should be granted a use permit for a three-year period with the ability to reapply for extension, and directed staff to apply safety conditions and recommendations for the use to the Yolo County Planning Department:

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

NOES: COUNCIL MEMBERS: Flory

ABSENT: COUNCIL MEMBERS: None

# **HEARING - CROSSROADS VILLAGE REVENUE BONDS:**

The City Manager reported that the second public hearing scheduled is to consider issuance of Crossroads Village Multifamily Mortgage Revenue Bonds for purpose of refunding outstanding revenue bonds previously issued.

Finance Director Peter Woodruff gave the staff report.

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

# Resolution No. 3496:

On motion of Council Member Holman, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3496 authorizing actions necessary to issuance of Multifamily Mortgage Revenue demand bonds (Crossroads Village Apartments), 1989 Issue A.

#### HEARING - SUSPENSION OF DEVELOPMENT ON EAST MAIN STREET:

The City Manager said the third public hearing scheduled is to consider extending suspending approval of commercial developments and issuance of permits on East Main Street between East Street and the southern extension of Matmor Road.

City Attorney Ron Moe said the interim ordinance suspending development in the East Main Street area has been determined by staff to be too restrictive to meet the City's purposes. To meet that concern he recommended that the Council take no action at this time, hold the public hearing, and bring back to Council at a later date a less restrictive ordinance (unless the Plan Line is done by then).

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

# REPORTS OF CITY MANAGER:

#### **CONSENT CALENDAR:**

The City Manager asked the Council to postpone action on the development agreement for Yuba College Woodland Center.

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

#### RESPONSE TO 1988-89 GRAND JURY FINAL REPORT:

The City Council approved the letter of response prepared by City Manager to the 1988-89 Yolo County Grand Jury recommendations.

## BID CALL FOR MOWERS, STUMP GRINDER AND TRUCKS:

The City Council authorized the calling of bids for one 60 h.p. tractor mower, one 20 h.p. tractor mower, one stump grinder, one 10-wheel dump truck, and one 50-foot aerial lift truck.

#### BID AWARD - AUXILIARY POWER GENERATOR:

The City Council awarded the construction contract for the addition of auxiliary power to Well No. 16 (Crawford Park) to Fill-Meyer Construction, Inc., in the amount of \$79,900.00.

#### SALE/DISPOSAL OF SURPLUS AND OBSOLETE EQUIPMENT:

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

## **REGULAR CALENDAR:**

## FIRE UNIT MEMORANDUM OF UNDERSTANDING:

Assistant to the City Manager Sandy McPherson said that language in the Fire Unit Memorandum of Understanding is still being resolved and she requested that Council postpone action until Friday morning, September 22, 1989.

### REINSURANCE AND ADMINISTRATION CONTRACTS FOR HEALTH PLAN:

On motion of Council Member Holman, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the contract agreements with Blue Shield to perform claims administration services and provide reinsurance for specific and aggregate claims stop-loss.

#### **VISION CARE CONTRACT:**

On motion of Council Member Peyton, seconded by Council Member Holman and carried by unanimous vote, the City Council approved a two-year agreement with Vision Service Plan (VSP). VSP provides annual eye examination, frames and lenses for those City employees enrolled in the plan. The agreement includes a rate increase from \$15.60 to \$16.30 per employee per month, and the rate adjustment would cost the City approximately \$1,700 for Fiscal Year 1989-90 and \$2,520 for Fiscal Year 1990-91.

#### E. MAIN STREET ASSESSMENT DISTRICT CONSTRUCTION MANAGEMENT:

The City Council appointed Council Member Holman to participate in the interviewing and selection of a construction management consultant for the East Main Street Assessment District.

#### ADJOURNMENT:

At 8:45 p.m. there being no further business the meeting was adjourned to September 22, 1989, at 7:00 a.m.

City Clerk of the City of Woodland	