Woodland City Council Meeting City Hall, Council Chambers 300 First Street Woodland, California

MINUTES

CITY COUNCIL SPECIAL CLOSED SESSION

JANUARY 22, 2008

5:00 P.M.

CLOSED SESSION-CITY COUNCIL

At 5:00 P.M. Council held a closed session for a conference with Real Property Negotiators pursuant to Section 54956.8. Property discussed was 445 Fifth Street, Assessor's Parcel 006-121-04-1. The Agency Negotiator was the City Manager and the Negotiating Parties were City of Woodland and Wiseman Associates. Under negotiation were price and terms of payment. Present at the session were Mayor Flory, Vice Mayor Davies, Council Members Monroe, Marble (arrived at 5:01 p.m.), and Pimentel (arrived at 5:05 p.m.), City Manager Deven, City Attorney Siprelle and Assistant City Manager Munowitch. Council provided direction to the City Manager.

REGULAR MEETING

6:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Mayor Flory announced that Council had met in Closed Session for a conference with real property negotiators. Council gave direction to City staff.

CALL TO ORDER

At 6:07 P.M. Mayor Flory called the regular meeting of the Council to order.



PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Public Works Director Wegener.

ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, William Marble, Jeff Monroe,

Artemio Pimentel, David Flory

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Gary Wegener, Sue Vannucci,

Joan Drayton, Barry Munowitch, Ann Siprelle,

Dan Gentry.

COUNCIL/STAFF COMMENTS AND REQUESTS

Council Member Marble said on January 17, 2008 he and the Vice Mayor attended the Farm Bureau installation. He extended congratulations to Tim Miramontes on his installation as President and the awardees at the event. On January 18 he attended the League of California Cities Public Safety Policy Committee meeting where potential impact was discussed if prisoners are released into the community as has been proposed by Governor Schwarzenegger. He, the Vice Mayor and the City Manager attended a 3x2x2 with School District officials and discussed items of common concern, and he and Council Member Monroe attended a tour of the Biomass facility this morning.

Council Member Pimentel said he and the Vice Mayor discussed increased Woodland Transportation District routes in Woodland. The public hearing on the matter has been extended to February 11, 2008.

PRESENTATION

PACIFIC GAS AND ELECTRIC COMPANY - 2008 STORM ISSUES

James Morante, Government Relations Manager for Pacific Gas and Electric Company, gave Council an overview of preparedness for the recent storms. Yolo County did endure a hurricane two weeks ago. A Class I hurricane is a 70-mile an hour plus wind with two inches of rain, and that is what



Woodland received. Davis and Woodland bore the brunt of that storm. P. G. and E. crews came from all of the western states to restore power. System wide more than 2.5 million of the 5 million customers were impacted, and 95% of the customers had power restored within 48 hours. In the future it would be beneficial to have a shelter open during these storms.

Tom Richardson, Supervisor for Maintenance Construction for P. G. & E., detailed the severity of the storm. They responded to many 911 calls throughout the County. They have a maintenance program that replaces and repairs equipment on a regular basis. There are 13 substations, and the primary substation serving the bulk of Woodland residents. The problem was circuits beyond the substation. There are different switches along a circuit so if there is an outage, the power to the whole circuit is not out. Outlying areas were out of power for up to five days. There were 12 employees on standby for this district, and they are always reviewing their manpower needs. The meter reading portion of the business does not always use full time employees. When the Smart Meters come in, they will be able to more accurately identify where the outages are.

Mr. Morante said the Smart Meters will know when there is an outage. P. G. & E. will not have to rely on customers calling about an outage.

Council Member Monroe commended P. G. & E. for recruiting from outlying areas when a disaster occurs. Mr. Richardson said they had 12 employees on standby, but by 10:00 a.m. on the morning of the storm there were 77 employees.

Mr. Morante said the Fairgrounds and Mall are on the same circuit and those facilities, including COSTCO were a priority. He invited Council Members to observe the EOC which is P. G. & E.'s area emergency center to see how it works.

Mayor Flory said it would be helpful to invite Mr. Morante to come to the Council meetings when notices are received from the Public Utilities Commission regarding P. G. & E. rate increases or reductions. City Manager Deven said staff will work closely with P. G. & E.

Vice Mayor Davies asked representatives to contact their Engineering staff regarding the pole replacement process. He also complemented P. G. & E. for their efforts in getting power restored.



CONSENT CALENDAR

Council Member Marble asked if the City is protected from default regarding any of the City's bonds with the sub-prime mortgage problems. Director Drayton said the bonds are government backed securities and are stratified. The City does not liquidate the bonds prior to their maturity dates.

On motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously, the City Council approved the following Consent Calendar items:

TREASURER'S INVESTMENT REPORT

Council received the Treasurer's Investment Report for November 2007.

MONTHLY STATUS REPORT-FIRE DEPARTMENT

Council received the Monthly Status Report for December 2007 from the Fire Department.

ACCOUNTABILITY REPORT-SPRING LAKE SPECIFIC PLAN AREA COMMUNITY FACILITIES DISTRICT

Council accepted the Spring Lake Community Facilities District Local Agency Special Tax and Bond Accountability Report for the Fiscal Year ended June 30, 2007.

BUDGET CALENDAR-2008-09

Council set May 13, 2008, from 5:00 p.m. to 9:00 p.m. as the Budget review date and time for the 2008-09 Fiscal Year.

ALTERNATE TO MANUFACTURED HOMES FAIR PRACTICES COMMISSION

Council affirmed the appointment of Alan Gering as the Mayor's alternate member to the Manufactured Homes Fair Practices Commission to complete the term of Kristina Carter, ending December 31, 2008.



REPORTS OF CITY MANAGER

AGREEMENT-COUNTY AND CITY IMPACT FEES

Vice Mayor Davies said he has not participated in a 2 x 2 meeting regarding this issue, but he spoke with a representative from the County. The County will respond to his questions regarding the calculation of the fees and what other counties are doing. There are only about three counties in California that have this type of process. He had questions regarding infill, those who had already paid a development fee, and how that fee was recalculated. The County will get back to the City on that issue. He also had a question about government buildings, both County and City. If the Technical Advisory Committee (TAC) is not working and the City or the County choose not to participate is another issue. The City or County can withdraw in six months and then they are not a part of that process, but there is no way to get back into the TAC process. Another matter is if the Council decides to approve this process, it should be approved for a ten-year period and then be renewable in ten years. If the process is working fine, it should be automatically renewed. The Council should then have the chance to go through two of the five-year assessments. A nexus study will have to be done in 2010 and another in 2015. Other Counties renew the process differently.

City Manager Deven said there is no rush on the proposed agreement, but there is a desire on the part of all four cities and the county to have a consistent agreement. If the agreement is changed, it would need to be reviewed by the other cities and the Board of Supervisors as well. It would be good to take the matter to the 2×2 as well.

City Attorney Siprelle said Council can bring the matter back for review and confirm the City still wants to be a member and if not, the City could withdraw.

Mayor Flory noted that impact fees for multi-family (2+) in Woodland is less than the rest of the County. It is assumed the County would bring Woodland impact fees up to what other community fees are. Vice Mayor Davies said the difference is that other communities have a County Library fund, and since Woodland has its own Library that amount was deducted from the impact fees.

Council Member Monroe said the County has talked about doing commercial sites in the County and the one site North of Woodland has been discussed by the Council. Another site is Elkhorn which could be developed and people will stop there first before doing business in Woodland. His concern with



the City's competitive edge is that it is less expensive to build in the County than in the City.

Council deferred action on the Agreement with Yolo County regarding application of County Development Impact Fees to projects located within the incorporated Cities until questions are answered regarding getting back into the Agreement should a City opt out for a time; having a ten-year agreement that would only be renewed if working well; receipt of information following the nexus studies; and forward to the City/County 2 x 2 for input.

ADJOURNMENT

At 7:00 p.m., Mayor Flory adjourned the regular meeting of the Council.

Respectfully submitted,

Susan L. Vannucci, Director of Administrative Services

Transcribed by: Jean Kristensen, Deputy City Clerk

Adopted by Council: March 17, 2009