

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

## MINUTES

CITY COUNCIL SPECIAL/STUDY SESSION  
APRIL 29, 2008

6:00 P.M.

### CALL TO ORDER

At 6:00 P.M. Vice Mayor Davies called the Special Meeting of the Council to order.

### PLEDGE OF ALLEGIANCE

Vice Mayor Davies invited all in attendance to join in the Pledge of Allegiance led by Council Member Marble.

### ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, William Marble, Jeff Monroe, Artemio Pimentel, David Flory

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Sue Vannucci, Doug Baxter, Akin Okupe, Sherry Salas, Dick Donnelly, Greg Meyer, Mark Cocke, Amber D'Amato, Russ Cole, Joan Drayton

### COMMUNICATIONS - COUNCIL/STAFF COMMENTS AND REQUESTS

Council Member Marble said he attended a Water Resources Association meeting yesterday. He requested Council approval to agendize the tobacco retailers' license ordinance discussion. There was no concurred action to so add to a future agenda.



Vice Mayor Davies said the Council newsletter stated a five foot limit on street piles which is not accurate.

Council Member Monroe said Everman Park had been hit by vandalism and he asked to have an item added to a future agenda about security for some of the parks. There was no concurred action to so add to a future agenda.

## PRESENTATION

### THE BEST SHOW ON TRACKS"

Wayne Ginsberg said the Heidrick Ag History Center will hold a festival entitled "The Best Show on Tracks" which to be held at the Dan Best Ranch from June 20-22, 2008. He introduced Lonny Wunder, the new CEO of the Heidrick Ag History Center. Mr. Wunder encouraged members of the community to attend "The Best Show on Tracks" on Road 14 between County Road 102 and State Route 113. Over 500 people will be coming from different parts of the world and all of the hotels in Woodland will be filled.

## REPORTS OF CITY MANAGER

### WATER SUPPLY SYSTEM AND WATER PLAN

Senior Civil Engineer Baxter said many wells on the West side of the City are older and have high nitrate levels. The nitrates could come from a septic tank leach fields and be any kind of organic. The City has lost production of some of our wells. Over the last 20 years the population has increased 42 percent and the actual pumping capacity has remained the same. New wells have provided capacity for development but old wells have not been replaced as they fail. On August 22, 2007, which was a very hot day, there was a high demand in the morning for water with all of the wells except two running. On January 4, 2008 with the high winds and nearly a City wide power outage, there were not enough generators. The City almost ran out of water as there was not adequate backup power. Staff is proposing to place backup generators on three of the wells. The elevated tank located between Clark Field and the Armory is 56 years old and is in major need of overhaul. A consultant concluded that the tank was built to a 1949 standard which gives 20 percent lateral stability based on current seismic codes. An elevated tank with an approximate capacity of 400,000 gallons is needed to provide an automatic distribution system.



Future tanks will provide 10 million gallons of storage, will increase water pressure and improve fire protection. Later in the presentation there will be reference to a letter the City received from the Regional Water Quality Control Board.

Vice Mayor Davies asked about replacing the water tank at Clark Field and the danger to people and homes if an earthquake were to occur. The Little League Fields are being used year round. Should Woodland experience an earthquake, he did not want the water tower to come down and hurt any of the parks or houses.

Engineer Baxter said the City does not know when the Armory will be torn down by the State. The tank can be constructed with the Armory on site. Staff looked at some tanks that were 75 feet from residential property. The existing tank will be kept in service until the new tank is constructed. Staff is trying to move the tank replacement forward in a responsible and expeditious manner with construction in September or October. Information will be presented to the Parks and Recreation and Planning Commissions, and the final proposal will be presented to the Council at a later time. City Manager Deven said there will also be a meeting with the neighbors on May 8, 2008 prior to the meeting with the Commissions, so the location of the tank is not yet fixed.

Engineer Baxter said once the excavation is done for the footing, the safety zone may have to be changed on a week-by-week basis. Staff looked at several different tank styles and presented the information to the Infrastructure Committee. One was the multi-column tank which is similar to the existing tank. The other is a single column tank (pedosphere). The multi-column tank is less expensive, but there are maintenance and operations expenses with the removal of graffiti. There are also safety issues with people trying to climb the multi-column tank. Because of the overall cost staff recommended the single-column tank which has a 50 year life and the coating has a 20-year life. There are decisions to be made about the design of the tank, including the use of the City's logo, and he appreciated Council Members in-put. The tank will meet earthquake standards.

Engineer Baxter said staff will present information to the Parks and Recreation Commission on May 19 and the Planning Commission on June 5. Staff recommended the location of the tank and the option of the pedosphere tank style.



With respect to water meter implementation, Engineer Baxter said that State law, A. B. 2572 requires that all developments that have water connections to the City water system built after 1991 must to be metered by January 1, 2010. The rest of the properties in the City must be metered by 2025. The City's desire and goal is to try to keep the total cost paid by those on meters the same as those on a flat rate. The City may have to use terminology that is understandable to the public, and the policy needs to be consistent with Proposition 218. The City cannot have a different charge for cost per 100 cubic feet than the charge for commercial area. One of the problems with implementing metering is there is not precise knowledge on the revenue stream, and that is one of the reasons for not overly relying on consumption. Eventually some decisions need to be made.

**Council Member Pimentel left the Council meeting at 6:55 p.m. and returned at 6:57 p.m.**

Council Member Monroe asked about installation costs and possible water line may collapse in older sections of the City. Engineer Baxter said everything from the street to the meter box is the City's responsibility. The City has an inventory of the homes already metered and an inventory of the homes built after 1991. Crews have assessed all Phase 1 properties and looked at the conditions. As the City goes into Phase 2, questions will arise and if the City damages the water line, the City will fix it. The average cost for Phase 1 is about \$400 per meter. The City will have to do a rate analysis for Phase 2.

Council Member Marble said the real policy question is whether the City meters all of the properties in a condensed metering program or meters what is mandated only. To mandate all properties together from a financial standpoint appears from the rate study to mean a greater cost to the homeowner. He asked why the Infrastructure Committee is favoring delay of the metering. Omitted from the rate study is the premise that if everyone is placed on meters at the same time and due to reduced water consumption, a savings in drilling of new wells and anticipated conservation measures, water costs could go decrease. The Infrastructure Committee determined the necessity to stay with the current rate study which indicates rates would be increasing if the City did meter everyone together.

Vice Mayor Davies said the issues are: (1) whether to put all customers on meters; and (2) metering 20% per year. The City must address the inventory of houses built prior to 1991, and to meter them on a percentage basis.



Engineer Baxter said based on Council comments, the rate study will not include picking up all of the individuals who are not in Phase 1 and staff and Council will evaluate at a later date when the City will meter those properties.

Council Member Marble said the second main policy decision is whether the City will do all it can to equalize rates for those intervening years or the policy of sticking with a strict consumption based pricing for those properties that are on meters when that time comes. Council needs to decide which policy is best.

Vice Mayor Davies said the Council seems to want to keep the rates as close to the same on an annual basis as possible.

Engineer Baxter said staff will work on the policy and equity issues which will be addressed later. Phase 1 will include metering, but the pre-1991 developments that have a meter installed due to a service line replacement will not be included in Phase 1.

Engineer Baxter said properties with existing meters will not be included at this time and Council will receive more information on that issue. The water rate study is important to implement a residential water meter rate and to establish equity between the rates. Long term financial planning for capital projects not covered by the previous rate study should be addressed. The Infrastructure Committee strongly supported the concept of going to monthly billings rather than billings every two months. The Committee felt this method would make it easier for families to budget, and this billing will encourage conservation. All of the work for metering will come from the Water Enterprise Funds and not from residents. There are plans to install an automatic meter reading system. Residential meter boxes have a battery pack and transmitter which sends out a signal on a daily basis. The rest of the meter is set up for electronically sending out the signal. The battery life is warranted for 20 years, and the meter box has a homeowner shut off valve. City crews will be using the existing meters and changing the top part to make the meter an automated system. Signals are sent to two locations and the signals are linked to the communication system and submitted to Finance and Public Works. Meters will give the City more data for water consumption knowing how much residential water is being used at 7:30 a.m. and will receive 15 minute increments of data so the City will know exactly how much City water is being used. The City is also doing long term financial planning based on delaying Phase 2 (the rest of the City) which will be done by 2020. He then reported on the major water capital projects for the next 5 years and the



bond issuance in September of 2008 for \$15 million to allow urgent Capital improvement Projects to move forward over the next couple of years. The monthly billing cycle will begin as soon as possible to help spread out the financial impact.

Engineer Baxter said the CEQA process was presented to the Council in October of 2007 and preliminary results indicate that with or without surface water rates will need increase approximately 19% per year through 2012. If the City proceeds to use surface water, that magnitude of increase will continue through the year 2016.

Vice Mayor Davies is concerned that surface water is not something the City can tap into immediately. Surface water in the Sacramento River is over subscribed now. Currently agricultural water is cut to 45 percent of their normal annual allocation this year. Engineer Baxter said the City's water right is not old enough to give the City any summer rights. Before the surface water project would proceed, the City would secure a long term summer water purchase contract. The water rights attorneys are working on the surface water rights. It is recommended the City have diversity with respect to water supply. The City is fighting on the regulatory side for drinking water standards relating primarily to nitrates and also on the discharge side regarding boron, selenium, nitrates, salt, etc. We are trying to position ourselves to give the greatest amount of flexibility and backup during those types of events.

Council Member Marble said there is another important policy decision to be made on the large increases in water bills with or without surface water. Should Council view raising the rates on an annual basis at 19 percent per year for four years or eight years, or does the Council feel a better alternative is a single, large rate increase at one time.

Vice Mayor Davies does not like the 19% and prefers a 10% increase over a longer period of years.

Council Member Pimentel said the quality of water is important. Surface water is better quality than ground water, but we need to determine what residents prefer. Vice Mayor Davies said citizens he has heard from want cheap water and are not as concerned about water quality the City provides now. Council Member Pimentel said the survey the City did in 2000 resulted in support for water quality.



Council Member Marble said continuing to use well water will increase rates beyond what surface water cost would be due to the State requirements.

Engineer Baxter said for surface water the City is finalizing permits and water right applications. In 2012 staff will ask Council to fund moving forward. The City is trying to position itself so we have assets to be utilized with or without surface water. The storage tank will reduce the need to have as many wells. The rate study will provide for a reserve and positive fund balance moving forward with surface water. The City received a letter from the Regional Water Quality Control Board summarizing the concern about salt, boron, selenium relating to the discharge permit. Groundwater is incapable of complying with the discharge permit even if industry, commercial and residential does not interact with it. The Sacramento River has very low levels of salt, boron and selenium levels. The City must improve its water quality. Using surface water is one way of doing that. Water hardness in the Sacramento River is less and water softeners are not needed. Sacramento River water studies reveal that consumers would save an average of \$18 per month.

Engineer Baxter said reverse osmosis is extremely expensive, and has a brine problem. Well 25 is not proceeding until Staff receives more information on the salt and boron levels at varying depths. Crews will put in tubes to allow periodic samples initially and over the long term at different depths, even down to 1,500 feet. This will help the City design wells so that nitrate problems can be eliminated. The West side of town has nitrates and Well 25 is restricted by setback requirements to other pipelines, utilities in the street and distance from foundations of other structures. Noise and lighting are among the concerns of the neighbors. Staff is waiting to get the information on the monitoring well before a roll out. We are also getting renderings and landscaping designs.

The original site was not a City owned property so we will not receive any money from the developers. This well project is the only one to be financed from 584 development funds, and the location of this development well provides better distribution for asset management.

Crews can move to another site where a treatment facility could be built. Nitrates have a very small waste stream and that can be put back into the sanitary sewer system. He said the bad news is that it costs about \$2 million per site and the operations and maintenance cost are about \$150,000 per year. Staff is working on hydraulic modeling, and the water focus study should be ready by late summer. He noted that the annual



water quality report will be mailed out in May and July. A flier that will be mailed with the utility billings about metering and both documents will be translated into Spanish.

### ADJOURNMENT

At 7:40 p.m., Vice Mayor Davies adjourned the special meeting of the Council.

Respectfully submitted,

---

Sue Vannucci, Director of Administrative Services

Transcribed by: Jean Kristensen, Deputy City Clerk

Adopted by Council: September 1, 2009