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

#### **MINUTES**

# JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD SPECIAL/CLOSED SESSION

**FEBRUARY 20, 2007** 

5:00 P.M.

### **CLOSED SESSION**

At 5:00 Council held a conference with Legal Counsel pursuant to Section 54956.9, Subdivision (b), Anticipated Litigation, Significant Exposure to Litigation, one case. Present at this session were Mayor Flory, Vice Mayor Davies, Council Members Marble, Monroe, and Pimentel, City Manager Kirkwood, Assistant City Manager, City Attorney Siprelle, Community Development Director Munowitch and Insurance Representative Tonks.

Council held a conference with the Labor Negotiator pursuant to Section 54957.6. The Agency Designated Representative was Phillip Marler. The Employee Associations discussed were the Woodland City Employees' Association and Woodland Professional Firefighters' Association. Present at this session were Mayor Flory, Vice Mayor Davies, Council Members Marble, Monroe, and Pimentel, City Manager Kirkwood and Assistant City Manager Marler.

Council held a conference with Real Property Negotiators pursuant to Section 54956.8 for the Christian School Detention Ponds property. The Agency Negotiator was Richard Kirkwood and the Negotiating Parties the Christian School and City of Woodland. Under negotiation were price and terms of payment.

REGULAR CITY COUNCIL MEETING

FEBRUARY 20, 2007

6:00 P.M.



#### **CLOSED SESSION ANNOUNCEMENT**

Mayor Flory announced that the Council and the Redevelopment Agency Board had met in Closed Session at 5:00 to discuss one case of Anticipated Litigation, Significant Exposure to Litigation and had provided direction to Legal Counsel, held a conference with the Labor Negotiator regarding the Woodland City Employees' Association and the Woodland Professional Firefighters' Association and had provided direction to the negotiator and had held a conference with Real Property Negotiators regarding detention ponds and had provided direction.

### CALL TO ORDER

At 6:10 p.m., Mayor Flory called the regular meeting of the City Council of the City of Woodland to order.

### PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Parks and Recreation Director Gentry.

### **ROLL CALL**

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

Artemio Pimentel, David Flory

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Carey

Sullivan, Dan Gentry, Sue Vannucci, Barry Munowitch, Cynthia Shallit, Joanne Beal, Kent Perkes, Rob Sanders, Grey Meyer, Loida Osoteo, Paul Miller, Mike Cahill, Gary Wegener, Lynn Gatie, Doug Baxter, Joan Drayton, Jerry Gedatus, Mark

Cocke

### <u>COMMUNICATIONS – WRITTEN</u>

Council received a notice from Pacific Gas and Electric regarding a rate increase.



Council received a letter from Whitehead Elementary School for thanking and commending staff for a presentation at an "Earth Capades Environmental Vaudeville Assembly".

Council received a copy of a letter to Marian Bergeson, Chair of the California Transportation Commission, from Congress Member Mike Thompson in support of the Northbound Interstate 5/Southbound State Route 113 Connector Project.

### **COMMITTEE REPORTS**

Council received the minutes of the Water Resources Association meeting of September 18, 2006.

Council received the minutes of the Yolo County Communications Emergency Services Agency meetings of November 2, 2006, December 6, 2006 and January 10, 2007.

Council received the minutes of the Library Board of Trustees meeting of January 8, 2007.

### PUBLIC COMMENT

Mario Martinez indicated he lives near Pioneer Avenue and East Gibson Road and urged Council to direct that a stop light be installed at Pioneer and Branigan very soon. It is understood the installation is included in the Capital Budget but there are safety issues and the project should be moved up in the priorities. With the Spring Lake development traffic will be more troublesome with the surge in population in that area. Director Wegener said the project is a higher priority item. Council Member Monroe said the project is scheduled to begin on May 1, 2007.

### **COUNCIL/STAFF STATEMENTS AND REQUESTS**

Council Member Marble said he, Vice Mayor Davies and Council Member Monroe had attended the Chamber Government Affairs meeting this morning on the proposed round about at Kentucky Avenue and County Road 98. The Committee is evenly split on the round about as opposed to leaving the stop sign or perhaps a red light, flashing light, above the intersection.



Council Member Pimentel said there is a group called Public Power in Yolo County who will be looking at alternative power sources other than Pacific Gas and Electric. He asked that Council have discussion on what direction the City should go regarding this issue. There is another P. G. and E. rate increase before Council tonight and the City needs to consider the future of our power costs. Council concurred to add this discussion to a future Agenda.

Council Member Pimentel said it is likely the State Primary will be moved to the first Tuesday in February and Council should consider if they wish to continue consolidation with this election or change to another format. Council concurred to hold discussion on the election at a future meeting.

Mayor Flory said the Interstate 5/State Route 113 meetings have been held and it does not appear the City will be receiving funding for this project this year. Transportation Engineer Meyer has been working very hard on this issue and representing the City very well.

### **PRESENTATION**

### PROCLAMATION-ARBOR DAY

Ann Edmondson and Charles Mack, Volunteers for the Yolo County Historical Museum and Board Member, respectively, said they will be working with the Parks and Recreation Department and Public Works on the activities that will be happening on Saturday, March 10, 2007. There will be demonstrations, tree plantings, plaque dedications, tours of the museum, lunch by the Sunrise Rotary, and entertainment. The activities will be from 11:00 to 3:00.

On a motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously, Council proclaimed Saturday, March 10, 2007 as the Arbor Day celebration in the City of Woodland. Council Member Marble presented the Proclamation to Ms. Edmondson and Mr. Mack.

### **CONSENT CALENDAR**

Mayor Flory announced that the following item would be removed from the Agenda this evening.



## JOINT USE AGREEMENT-WOODLAND JOINT UNIFIED SCHOOL DISTRICT AND WOODLAND COMMUNITY COLLEGE-PIONEER HIGH SCHOOL FOOTBALL FIELD

At the request of Vice Mayor Davies and with concurrence from the Council, the following item was removed from the Consent Calendar for discussion:

# LEASE MODIFICATION-PACIFIC COAST PRODUCERS-EXTEND LEASE OPTION FOR WATER TREATMENT

Vice Mayor Davies said that Craig Powell, Plant Manager for Pacific Coast Producers (PCP), was present and wished to address Council. Mr. Powell said they have an issue with timing of the lease modification as they have a response due date of February to the Regional Water Quality Control Board. Director Wegener indicated the City is comfortable with the proposal PCP has made to move ahead in replacing the water line. Staff is continuing to assist them in meeting their deadline. He went through those issues still outstanding and indicated the City is doing everything possible to assist. Mr. Powell said they had addressed all of the issues and asked why they cannot be allowed to move ahead. City Manager Kirkwood said the conditions need to be worked out as addressed in the Council Communication. He and Director Wegener are continuing to work with PCP to meet those required conditions as quickly as possible. Council was asked to authorize the City Manager to work on the conditions of the Lease and finalize. Council so concurred.

At the request of Council Member Marble and with concurrence from the Council, the following item was removed the Consent Calendar for separate action:

# RESOLUTION 4805-COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM USE OF FUNDS, CITIZENS' COMMITTEE AND ANNUAL EVALUATION REPORT

Council Member Marble indicated this item needed separate action as he would need to recuse himself from involvement due to participation on the Board of one of the recipient programs.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried, Council adopted Resolution 4805, a "Resolution of the City of Woodland Authorizing Administrative Processes in Changing Activities, Amount, and Use of Funds for the City's Community Development Block Grant (CDBG) Program and Receive and File the Consolidated Annual Performance and Evaluation Report", which authorized staff to make those changes when less



than 10% of the City's annual CDBG entitlement amount; authorized a Planning and Administrative cap of 15% for CDBG Program year 2007-08; authorized staff, in lieu of the CDBG Committee, to receive, evaluate, and recommend CDBG applications to the City Council; and received and filed the 2005-06 Consolidated Annual Performance and Evaluation Report (CAPER) submitted to the Department of Housing and Urban Development (HUD) in September 2006. Council Member Marble did not vote on this item.

On a motion by Council Member Monroe, seconded by Vice Mayor Davies and carried unanimously, Council adopted the following Consent Calendar items as presented:

### MONTHLY TREASURER'S INVESTMENT REPORT - DECEMBER 2006

Council reviewed and accepted the December 2006 Investment Report as submitted.

# MONTHLY STATUS REPORTS - NOVEMBER AND DECEMBER 2006 - FIRE DEPARTMENT

Council received the Monthly Status Reports for November and December 2006 from the Fire Department.

#### MANUFACTURED HOMES FAIR PRACTICES COMMISSION 2006 ANNUAL REPORT

Council received the Annual Manufactured Homes Fair Practices Commission Report for 2006.

## FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT-SUBDIVISION 4973, BEEGHLY RANCH

Council approved the Final Map and Subdivision Improvement Agreement for Subdivision Number 4973, Beeghly Ranch.

### FEDERAL FUNDING APPROPRIATION REQUESTS

Council authorized the Fiscal Year 2008 Federal Appropriations Requests for Congress.



## RESOLUTION 4797 - ELECTION AND TRANSFER OF TAX INCREMENT PASS THROUGH PAYMENTS FOR REDEVELOPMENT AGENCY FUNDS

Council adopted Resolution 4797, a "Resolution of the City Council of the City of Woodland, California Electing to Receive a Portion of the Tax Increments Pursuant to Health and Safety Code Sections 33607.7 and 33607.5, and Designating that the Tax Increments be Retained by the Redevelopment Agency and Used for Redevelopment Purposes".

### ORDINANCE-AMEND THE ENDING TIME OF COUNCIL MEETINGS

Council introduced and read by title only an Ordinance to amend Sections 2-1-2 and 2-1-31 of the Woodland Municipal Code regarding Council meeting ending times.

# FACILITIES MAINTENANCE WORKER II POSITION FOR COMMUNITY AND SENIOR CENTER

Council authorized the addition of a full-time Facilities Maintenance Worker II at the Community and Senior Center facility.

# REVISED JOB DESCRIPTIONS-ASSISTANT FINANCE DIRECTOR AND RECREATION PROGRAM MANAGER

Council approved the revisions in job descriptions for Recreation Program Manager by changing the title to Recreation Superintendent and Assistant Finance Director as presented.

# <u>2007 ROAD MAINTENANCE PROGRAM PLANS; BID ADVERTISEMENT,</u> CONTRACTS-PROJECT 07-41

Council approved the plans and specifications for the 2007 Road Maintenance Project 07-41, authorized the bid advertisement; authorized the Public Works Director to execute the construction contract if bids are within 10% of the approved budget.



#### PUBLIC HEARING

### RENAMING OF WINTUN DRIVE TO ANDREW STEVENS DRIVE

Mayor Flory opened the Public Hearing at 6:32 p.m.

Robert Millsap, representative of Paul Petrovich, indicated on the East side of County Road 102, the street will not be named Andrew Stevens Drive. Council concurred.

Mayor Flory closed the Public Hearing at 6:33 p.m.

On a motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously, Council adopted the proposal to rename Wintun Drive to Andrew Stevens Drive with the provision that another street within the Spring Lake Specific Plan area will be named Wintun Drive.

### REPORTS OF THE CITY MANAGER

COMMUNITY SPORTS PARK AND COMMUNITY AND SENIOR CENTER MASTER PLAN; FUNDING FOR DEDICATED SOCCER FIELD; PHASE I SPORTS PARK AND PHASE II COMMUNITY AND SENIOR CENTER PROJECTS

City Manager Kirkwood indicated that no action would be made this evening on this item, but a report would be received. Ron Retta from Stantec provided an outline of the proposal for the Fitness Center. It can be completely isolated from the other portion of the complex. Restrooms would need to be added if Council chooses to have the main building completely closed to those utilizing the fitness portion. Director Gentry said it would be advisable to have the gymnasium open where the restrooms are located. He requested questions and direction from the Council.

Council Member Monroe asked for the source of funds for the soccer fields and why there was no funding for the tennis courts. Director Gentry said the money for the tennis courts will be forthcoming from the developer of the site where the old Cou ntry Oaks Club is located. Should that property not be developed, there will be no funds available for tennis courts in this project. Director Munowitch said the negotiations on the project are not final and there is no guarantee the project will be undertaken at this time. Council Member Monroe asked about the softball field and the fence line at 350 feet rather than 250 feet. Director Gentry said there are different groups to be utilizing that field



and some of the "seniors" need to have the longer length. They could be utilized for regular baseball games.

Vice Mayor Davies asked if the softball and soccer were originally both on the same fields and Director Gentry said they have always been planned for multi-use. Vice Mayor Davies asked about the plan to put in one soccer field and the aerobics, etc. and Director Gentry said they looked at the various options and the associated costs to determine the proposal. Vice Mayor Davies said that it was to be four softball and one soccer field and now we are adding one more soccer field. Council Member Marble asked if there could be one dedicated for soccer and one for multi-use and Director Gentry said that could be an option. Council Member Marble said there is no additional money available, but a reordering of the options and phasing. Director Gentry said that Director Drayton has looked into additional bonding capacity to fund some of the additions requested.

Council Member Monroe asked for clarification on the benefit of having fields dedicated only for soccer. Director Gentry said that is the question for which he seeks Council direction. Council Member Monroe feels all fields should be multi-use. Council Member Pimentel said soccer is a year around sport while baseball is seasonal. He feels that we have enough users that some fields should be dedicated only to soccer. Council Member Monroe said he does not want to loose our flexibility. Vice Mayor Davies said the professional soccer fields are too far out and too expensive to move forward in the phasing. The staff has come back with a compromise and with the football usage capabilities. Council Member Monroe asked if the football could be done on the multi-use fields and Director Gentry said there would be chalked lines. Council Member Pimentel agreed if there was a multi-use with soccer having priority, it would be acceptable.

Council concurred to have one dedicated soccer field which could be marked for football use.

Director Gentry said the cost for one additional dedicated soccer field would be \$1.1 million. Council Member Pimentel proposed four multi-use fields, the dance aerobics and gymnasium and one dedicated soccer field. Vice Mayor Davies suggested not sewing in the color to save money and Director Gentry said the sub-drainage is the major expense, not the color of the artificial turf. He will explore the options and return to Council for further direction.



#### CAPITAL BUDGET FOR 2006-07 AND 2007-08

Senior Management Analyst Gatie went through the process for development of the budget undertaken by staff and the Capital Projects Committee (CAC).

At 7:11, Council Member Pimentel left the Chambers.

Analyst Gatie said some of the projects will return to Council for consideration and approval at a later time. Mayor Flory wants the East Main Street Bikeway to return to Council for further consideration. He asked about the \$100,000 for the project with \$70,000 for administration.

At 7:14, Council Member Pimentel returned to the Chambers.

Analyst Gatie said she would need to look at the specifics on a case-bycase basis. Some of the projects lump various costs together. If the projects are under the budgeted amount, the CAC would approve where those extra funds would be allocated.

Council Member Monroe asked about the \$1.6 million this year and next year for the Gibson Road over-crossing. Director Wegener said there is no assurance this project will be going forward. The Southeast Area and Spring Lake dollars will be used to fund part of the project. For Spring Lake, a General Plan amendment will be needed. The money would go back to the developers but could be used to cover other increased costs or pay down bonds in the Southeast Area. Vice Mayor Davies said part of that cost is the purchase of the ground from the College. It was difficult to track the items. He wants the Opera House Item 6, the Spring Lake Fire Station Item 15, the Gibson Over-Crossing Item 59, the Interstate 5/State Route 113 Item 57, the Gum and Bourn Intersection Item 61, the Kentucky/County Road Intersection Item 67, the Lemen Avenue/North/East Street Realignment Item 79 and the Gum and Pioneer Signal Improvements Item 87 all to return for discussion.

Council Member Pimentel would like the Water Tank Replacement Item 102 to return. He asked that a Policy on signal lights be developed so that those intersections close to schools be signalized first. Director Wegener said design has started and they would like to do them together. Vice Mayor Davies asked



why the anticipated needs were not considered in the process. Director Wegener said each location has it's own uniqueness. Some were not anticipated because it was unclear how much traffic would be seen. Others show initially that much traffic would not be seen with the development to the South.

Mayor Flory said Council would set a policy on this issue to direct staff how to proceed on determination of when and location of traffic signalization in the future. Council Member Pimentel asked that staff return with a draft possible for Council consideration and Mayor Flory said the draft policy would be developed by Council. Vice Mayor Davies said the same issue arose with the parks. He wants staff to look at that also. He has concern about City debt, both internal and external. He wants to know the risks we see on debt service and the consequences. Director Drayton presented a visual on the current debt. The City currently has \$20 million of internal debt. As well, the Police Department has \$4.6 million for development fees, with roads at \$3.2 million, sewer at \$2.3 million and parks at \$17 million. The City assumes the debt for the development. Revenue is based on 350 dwelling units per year and is conservative.

Vice Mayor Davies asked when the internal debt will be paid and Director Drayton said between five and ten years. She has used conservative numbers and we should realize more revenue than anticipated. City Manager Kirkwood said if the growth rate of the City changes it will affect the dollars. We need to issue Certificates of Participation to help us meet our needs. The capital facilities can be pledged to secure the debt. The balance of funds is necessary. Fee driven revenues that contain controls must be kept at levels to pay for our needs. We need to be concerned about what other issues add to our fees because the market will only absorb so much.

On a motion by Council Member Monroe, seconded by Vice Mayor Davies and carried unanimously, Council reviewed and approved the proposed Capital Budget for 2006-07 and 2007-08.

MEMORANDUM OF UNDERSTANDING-COUNTY OF YOLO AND YOLO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT-PILOT PROGRAM TO CONSOLIDATE FLOOD PROTECTION RESPONSIBILITY

Director Wegener said this is a pilot program on flood protection issues Agencies have been discussing and we need these agencies to work on this issue together. This would be a tri-party agreement with the Flood Control District to take this on and obtain and keep an ongoing funding mechanism in place. The



intent is to form a small assessment district. Vice Mayor Davies would like an annual report to the Council on how the money is spent. Council Member Pimentel asked about the study that has never been completed and for an explanation on why that has not happened. Director Wegener said we need a central entity. The Water Resources Association (WRA) recommends the central entity as integral to the water plan. Council Member Monroe this would be a new bureaucracy to take this on when Flood Control is to handle this already. Director Wegener said Flood Control has never taken this on directly in the past. Council Member Marble said the draft plan from WRA is forthcoming and it does recommend this process for the pilot program to go forward.

Council Member Pimentel would rather have us assess the money if this is needed. Mayor Flory does not think the District would be approved and needs more information prior to approval. Vice Mayor Davies said this is to get one entity in charge. If this does not work the money could be pulled next year. Council Member Marble said WRA is setting some trends for the City because these entities will be working together. The entity is created by the documentation that WRA is developing. Director Wegener said he will work with the City and Counties on the issues Council has mentioned and return the item at a future time for consideration. Vice Mayor Davies asked that other sources be explored for funding the program in the future. City Manager Kirkwood said the MOU will come back and the these comments provide the staff with Council direction.

A motion was made by Council Member Marble and seconded by Vice Mayor Davies to authorize the City Manager to finalize a Memorandum of Understanding with the County and the Yolo County Flood Control and Water Conservation District for a two year pilot program that would consolidate responsibility for flood management for the City of Woodland with the District, with \$100,000 startup funding a year for two years from each of the three entities. Motion lost.

# ORDINANCE-IMPOSITION OF FINES FOR SECOND RESPONSE BY POLICE TO NOISE COMPLAINTS

Police Chief Sullivan indicated there have been several instances where the Department has had to respond to repeated calls relating to noise levels. The occupants temporarily turn down source of the noise but then it escalates again when Officers leave the premises. The proposal is to warn the individuals the first time they will receive a citation upon the second response. It is anticipated this will help curb the problem. Council Member Pimentel indicated it



would be helpful to know where these calls are and how often they occur. Council concurred to receive a report in one year on the effectiveness, the location and the number of return calls.

At 8:00 p.m. on a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council extended the meeting until 8:30.

On a motion by Council Member Marble, seconded by Council Member Monroe and carried unanimously Council introduced and read by title only, "An Ordinance of the City of Woodland Adding Article VI to Chapter 14A of the Code of the City of Woodland Regarding the Recovery of Costs for Responding to Loud Parties", to include a report to be received as identified above.

# REPRESENTATIVE-CITY OF WOODLAND/WOODLAND JOINT UNIFIED SCHOOL DISTRICT/WOODLAND COMMUNITY COLLEGE 3 X 2 X 2 MEETINGS

Council appointed Council Member Marble as the replacement primary member to the City/Woodland Joint Unified School District/Woodland Community College 3 x 2 x 2 meetings to replace Council Member Pimentel. Vice Mayor Davies will continue as the other primary member and Council Member Monroe will serve as the alternate member.

#### **ADJOURN**

Mayor Flory adjourned the regular meeting of the City Council at 8:09 p.m.	
	Respectfully submitted,
	Sue Vannucci, CMC, City Clerk