

Woodland City Council  
City Hall – Council Chambers  
300 First Street  
Woodland, CA 95695

**REDEVELOPMENT AGENCY BOARD  
SPECIAL/CLOSED SESSION**

**APRIL 26, 2005**

**6:45 P.M.**

CLOSED SESSION ANNOUNCEMENT- REDEVELOPMENT AGENCY BOARD

Mayor/Chairperson Rexroad announced that the scheduled Redevelopment Agency closed had been cancelled.

**CITY COUNCIL  
ADJOURNED SPECIAL MEETING**

**7:00 P.M.**

CALL TO ORDER

Mayor Rexroad called the adjourned special meeting of the Council to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE

Mayor Rexroad invited those present to join in the Pledge of Allegiance led by Council Member Monroe.

ROLL CALL

COUNCIL MEMBERS PRESENT: Jeff Monroe, Neal Peart, Art Pimentel, Matt Rexroad

COUNCIL MEMBERS ABSENT: David Flory

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Gary Wegener, Tricia Stevens, Robert Bishop, Sue Vannucci



## COUNCIL/STAFF COMMENTS

Council Member Peart announced that the annual Scottish Games will be held on May 3, 2005 at the Fairgrounds.

Mayor Rexroad advised there will be a City of Woodland night at the River Cats game on August 10, 2005.

Mayor Rexroad said that Assembly Member Wolk is working on legislation to name a section of the freeway interchange after Officers who had been killed in the line of duty.

## CONSENT CALENDAR

The following item was removed from the Agenda:

FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR SUBDIVISION 4650, HERITAGE UNIT 1, SPRING LAKE SPECIFIC PLAN AREA

Council Member Pimentel requested and Council concurred to remove the following item from Consent for a presentation.

PROCLAIM APRIL 30, 2005 AS DÍA DE LOS NIÑOS

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried by the Members present, Council proclaimed April 30, 2005 as Dia de Los Niños and presented the Proclamation to Patricia Valenzuela.

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried by the Members present, Council adopted the following Consent Calendar items:

INFORMATION SYSTEMS SPECIALIST POSITION

Council approved filling the vacant and unfunded Information Systems Specialist position utilizing funding contained within several Public Works operating programs (water, sewer and streets), that is available due to staffing vacancies.



### CONTRACT-AUDITING FIRM OF MACIAS & GINI

Council approved and awarded a Contract to the new auditing firm of Macias and Gini.

### ORDINANCE 1431-AMENDMENT TO THE CONTRACT WITH CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

Council adopted Ordinance 1431, "An Ordinance of the City Council of the City of Woodland Authorizing an Amendment to the Contract between the City Council of the City of Woodland and the Board of Administration of the California Public Employees' Retirement System" to provide fourth level of the 1959 survivor benefits for Police safety members.

## REPORTS

### FLOOD PROTECTION

Public Works Director Wegener said the area of discussion is the 1,140 square mile watershed which originates in the Coast Range Mountains and runs from Lake County around Clear Lake and into Yolo County. The existing levee system was constructed in 1961 and is based on a one in ten year change event assuming the construction of the Wilson Valley reservoir. The settling basin collects a high level of sediment to protect the capacity of the Yolo Bypass. The Cache Creek channel capacity is 30,000 cubic feet per second (cfs) with a 100 year flow estimated to reach 64,000 cfs. The estimated average flood damage is at \$12 million.

To identify the problem geotechnical, hydraulic, geomorphological, and real estate studies were utilized, as well as, environmental and economic analysis. The social and economic implications show that 3,200 single family homes, 300 multiple family homes, 500 commercial and industrial structures, all remaining undeveloped industrial land, 6 schools, the juvenile detention facility, social services, elder care, medical treatment, emergency response facilities, and the City, County, and State road maintenance yards all lie within the Federal Emergency Management Agency identified flood plan area. There are areas within that flood plan that would be under 10 feet of water. Newly constructed homes would have to be built above the high point of identified flooding.

Director Wegener outlined the most recent public involvement in the process, the feasibility study and comment issues, options for continuation of a



flood protection project, including assessment or alternatives, next steps and other recommendations.

Alternatives which were considered as part of the reconnaissance studies include: upstream storage/retention, channel clearing/improvements, and modification of existing levees. Flood control plans studied in the detailed Feasibility Study included a No Action Plan, the Lower Cache Creek Flood Barrier Plan, Setback Levee Plans (narrow, wide, modified wide).

Mayor Rexroad asked if the City would have any liability issues. Director Wegener said the City would not be liable. FEMA currently sets the limit at one foot above the deep flooding, which is primarily in the industrial area. However, the State recommends setting a construction height to that of two feet above the flood water line. Council Member Monroe asked what kind of protection a bypass provides and Jacob McKwirk of the Department of Water Resources Reclamation said the bypass takes care of the Sacramento River flooding and is to protect from such River levee breakage. Our concern is not from the bypass. Director Wegener said the bypass level at the railroad tracks is thirty-two feet. Cache Creek crests and recedes quickly. If we blow a levee on the North side to relieve the threat to the City, we would be liable for property damages. Council Member Monroe asked about some type of agreement with the property owner to allow the levee to be blown to save the City from severe flooding. Director Wegener said that option was explored but was not considered the most desirable method. Some type of containment channel would be needed to keep the flows from becoming too widespread.

Director Stevens said the Community Development Department has begun to document the economic development aspects based on those businesses who have determined not to locate in the City or those who have left the City due to flooding issues.

Don Wondelak said in relation to the significant feasibility study and the EIS/EIR, there are two primary issues. One is the question if the City does need flood protection. The other is why the project is only addressing the City.

Mayor Rexroad left the meeting at 7:43 and returned at 7:45.

Mr. Wondelak said the State would still maintain the levees even if off stream storage was in place. Mayor Rexroad asked for further information on the levee maintenance standard. Mr. McKwirk said there are geomorphic irregularities on the Creek. There is a great deal of sediment but not adequate coarse materials which therefore, allows the erosion. They do not maintain the



South side of the levee. Director Wegener said we would need to certify to FEMA that any structures to be built would not be affected by whatever flood solution is chosen.

City Manager Kirkwood said the flood barrier issue was a \$42 million project and in considering the cost benefit analysis, there was an error on the height. Would there then need to be an additional cost. Director Wegener indicated those figures were not included in the report at this time. Berms would be constructed to protect the buildings. City Manager Kirkwood said the initial understanding is the Federal and State support would only be provided for a barrier. The setback levee would be significantly more costly. It appears that the government would now support that method. The taxpayers could still not afford the cost to the City.

Mr. Wondelak said the next steps are: (1) answer the comments; (2) look at the various alternatives; (3) revisit Federal funds through a feasibility study. Mayor Rexroad said based on the options and the decision on the flood barrier, we cannot move on the study due to that vote. He asked what other options are before us at this time. The Federal government will be using the barrier as their basis for funding.

Council Member Peart said if we do not finish this study at this time, then we will need to return to the beginning to study other processes. Director Wegener said even without Measure S, it was evident that the barrier would not be the preferred solution. The community should study the issue and determine a solution.

Ron Gansre with the Army Corps of Engineers said the Corps is not a proponent of the barrier. It does not meet the criteria for success. City Manager Kirkwood said it has always been the understanding that the lower cost item was the barrier and the statement from Mr. Gansre this evening is the first heard that the Corps would not support the barrier, but would consider other solutions. The City has spent \$3.2 million for studies and if we find the money needed to finish the baseline comments. If there is a method to obtain additional funds to complete the response to comments, would that provide the baseline document to provide a solution. Mr. Gansre said we need to look at other alternatives because there is not a lot of benefit in looking at responses to comments that are not to be considered as an alternative. We should not respond to comments that are moot. The report would be on viable solutions only. City Manager Kirkwood said the \$3+ million has been spent thus far on the study. To move forward will be an additional \$3 million and the source of funds would be a 50/50 split Federal and non-Federal funds. Mr. Gansre said the government would have to agree to that split.



City Manager Kirkwood said upstream storage is an issue and with the proposed Wild and Scenic designation, would that a viable move. Mr. Gansre said upstream storage was studied in the past, and however unlikely, is still a viable possibility. City Manager Kirkwood said Council does not want to close any viable option. Should some type of diversion reduce the possibility of flooding, that option should be left open. Mr. Gansre said there is no reason to foreclose looking at upstream at this point. Council Member Peart said there were seven alternatives at the beginning of the process. The Corps had stated that some of the upstream options were not feasible so we moved downstream to look at our options. Director Wegener said there but the issues of geotechnical, fault lines, earthquake zones and the public opposition were in the forefront. Council Member Monroe asked about a structure that would only stop flood water and meter it out quickly. Director Wegener said we could look at a dry dam. This would not affect people other than at flooding times. There has been discussion and it does not appear to be feasible. Mr. Gansre said there is no change in the cost benefit ratio that Congress is demanding for the cost sharing. There may be some administrative funding priorities. Council Member Peart asked about the cost sharing and Mr. Gansre said it is 50% Federal and any combination for the remaining. Director Wegener said our understanding is the remaining 50% is shared equally between the State and the local entity(ies).

Mayor Rexroad left the meeting at 8:25 and returned at 8:27.

Kevin Wolf said there is a very good chance that citizens in Davis would be willing to support setback levees. He recommended a bond issue for the City that would provide \$4 to \$5 million for the setback levees as a regional solution. We need to study the 100 to 500 year flood protection and should go to a significantly higher level of protection.

Bob Schneider said the County should be involved in these discussions. We need a future solution that we can all buy into. The setback levee makes the most sense. There have been seven dam sites studied. The settling basin aggravates the problem. Resource bonds at the State level would be a source of funding. Council Member Peart asked if he had any suggestions on how to get the County involved. Mr. Schneider said he would be happy to work with staff on securing that involvement.

Gerry Kamilos, developer of the proposed Woodland Park, said at some point there will be flooding and the protection is needed. The \$3.2 million already spent is substantial but has provided a great deal of information for consideration. The Federal regulations provide for the solution that is the most beneficial to the citizens. There has been an extensive process of analysis and review and the information should not be discounted. They want to be a



participant is the process. They have been involved in other flood solutions and would contribute financing.

Council Member Pimentel said the setback levee seems to be the most logical solution. He asked if another study would provide more information. Director Wegener said it may provide other options not yet considered, the 28 comments need responses, reformulation of some other options should be studied and the County Board of Supervisors should become engaged.

Council Member Pimentel asked about putting the money into trying to get the community support for a setback levee. Director Wegener said the setback levee has other problems beside the cost. They would like to look at other solutions less costly with less impact on the land, to get the community more engaged and clarify the problems and answer questions that may not have been formulated yet. Council Member Pimentel feels it would be worthwhile to finish the study prior to moving forward on another study. Council Member Peart asked about the current study and whether it was for both the setback and the barrier concepts. Director Wegener said it was to respond to comments in total, go forward so that we could go to Congress but that is not going to fly because the flood barrier is no longer an option. The Department of Water Resources would probably not support.

Mayor Rexroad asked how we should proceed but does not feel we should move forward on the study because the vote was clear. Director Wegener would like time to get a firm answer from the Corps on the barrier. Mayor Rexroad asked that the City Manager confirm with the Corps on the project. This item would then return to Council at a future meeting to consider potential completion of the study.

## ADJOURNMENT

Mayor Rexroad adjourned the special meeting of the City Council at 8:58 p.m.

Respectfully submitted,

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Sue Vannucci, CMC, City Clerk