Woodland City Council Minutes Council Chambers 300 First Street Woodland, California

February 22, 2005

# JOINT CITY COUNCIL/REDEVELOPENT AGENCY BOARD SPECIAL/CLOSED SESSION SECOND FLOOR CONFERENCE ROOM

**FEBUARY 22, 2005** 

6:30 P.M.

#### CLOSED SESSION-REDEVELOPMENT AGENCY

The Agency Board met in Closed Session to hold a Conference with Legal Counsel regarding Anticipated Litigation, Initiation of Litigation pursuant to Subdivision (c) of Section 54956.9, one case. Present at this session were Chairperson Rexroad, Vice-Chairperson Flory and Board Members Monroe, Peart, Pimentel, Executive Director Kirkwood, Assistant Director Marler, Redevelopment Manager Ross, Agency Attorney Quinn and City Attorney Siprelle.

# **CLOSED SESSION-COUNCIL**

City Council met in Closed Session to discuss a Public Employee Performance Evaluation pursuant to Government Code Section 54957 for the City Manager. Present at this session were Mayor Rexroad, Vice Mayor Flory and Council Members Monroe, Peart, and Pimentel.

# CITY COUNCIL SPECIAL/STUDY SESSION

7:00 P.M.

Vice Chairperson Flory announced that the Redevelopment Agency had met in closed session regarding anticipated litigation, initiation of litigation and gave direction to staff. Vice Mayor Flory announced that Council had met in Closed Session regarding a public employee evaluation and had taken no action.



# CALL TO ORDER

Vice Mayor Flory called the special/study session of the Council to order at 7:05 p.m.

# PLEDGE OF ALLEGIANCE

Vice Mayor Flory invited all present to join in the Pledge of Allegiance led by City Manager Kirkwood.

#### **ROLL CALL**

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart, Artemio

Pimentel, Matt Rexroad

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Sue Vannucci, Tricia

Stevens, Karl Diekman, Joan Drayton, Gary Wegener, Ann Siprelle, Doug Baxter, Carey

Sullivan, Roland Baxter

# COUNCIL/STAFF COMMENTS

Police Chief Sullivan reported on a shooting that had taken place on February 18, 2005 at Woodhaven Lanes.

Council Member Pimentel asked if Council would wish to hear a report at a future meeting regarding his trip to our Sister City, La Piedad de Cabadas, Mexico. Council concurred.

#### REPORTS OF THE CITY MANAGER

#### **UTILITY RATE ADJUSTMENT OUTREACH**

City Manager Kirkwood said at the November 2004 Retreat, Council had set some goals and an implementation plan for the utility rate adjustment and notification of the community regarding the need for this adjustment.

Mayor Rexroad left the meeting at 7:24.



Some of that information sharing had occurred with the June 2004 Citizen Survey results. On February 15, 2005, Council had received the Utility Rate Study/Rate increase report affirming the need to increase the rates. It is recommended that Council direct the Council/Chamber of Commerce 2 X 2 to work with the staff to develop a public outreach process during the months of March and April.

#### UTILITY RATE STUDIES; SET PUBLIC HEARING

Doug Baxter, Senior Civil Engineer, said the actions taken to increase the fees have included a needs identification, rate analysis, a presentation to the Council Infrastructure Sub-Committee and a preliminary presentation to Council at their February 15, 2005 meeting.

Mayor Rexroad returned to the meeting at 7:30.

Engineer Baxter said the City has over 240 miles of sewer mains and laterals. Most of the sewer pipes are over 40 years old, some as much as 100 years old. The pipes include debris, roots and hydrogen sulfide gas. The Water Pollution Control Facility needs additional treatment capacity and expansion. An inventory and assessment of the sewer lines is necessary. There are a number of regulatory issues with which the City must comply. By correcting the deficiencies, emergency repairs will drop and possible areas of concern could be addressed before they become emergency situations. Engineer Baxter presented several illustrations of the pipe condition throughout the City.

Council Member Peart left the meeting at 7:39 and returned at 7:40.

The graphical depiction provided Council with a view of breaks and blockages of roots and debris accumulating in the lines blocking sufficient water.

There are 18 wells, most of which were installed pre-1990. The 190 miles of pipelines were installed in the 1950's, with the above-ground water tank in 1952. The older wells are in need of rehabilitation. Deferred maintenance increases the repair costs. There are low pressure concerns, leaks, and dirty or rusty water complaints. New service is not inspected, there is no leak detection, meter calibration and maintenance, which equates to a loss of revenue. Illustrations of the damage to the pipes were presented. Maintenance and repair is needed on the water tank as well.



The Storm Drainage system includes 175 miles of storm drain pipes of various diameter and material and should be operated as a utility. The system collects agricultural runoff of sediment, as well as, drainage within the City. There is little funding and poorly planned operation and maintenance of the system. There is no video inspection, channel maintenance or cleaning and no pond maintenance. Illustrations of several collapsed storm water lines were presented.

Director Wegener said the percentage increase in rates requested to meet the needs is substantial and would be implemented over the next three years. Proper staffing is crucial for proactive operations and maintenance programs. A capital replacement method should be in place rather than responding to critical repairs. The sewer plant financing for tertiary treatment and flood protection is a 2/3's cost share for rate payers.

Public outreach is important for the citizens to fully understand the needs based on the current system failures and the requirements set by the State for our permitting. The rates would be set at the April 19<sup>th</sup> meeting to allow for bonding for the tertiary treatment project in May of 2005. The storm drainage fees will be addressed following the water and sewer fees.

Council Member Monroe asked why we cannot continue to defer the flood protection issue. Director Wegener said this is the appropriate time as we need to expand the Waste Water Treatment Plant. It is also a State Board requirement. With the investment we are putting in this expansion, the protection should be in place as well.

Council Member Peart said these are old lines and need to be replaced and corrected. The State is forcing the tertiary and flood protection upon the City.

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried unanimously, Council received the draft utility rate studies, affirmed the need to provide fully compliant utility services on a proactive, versus reactive, breakdown basis, provided direction to staff and set the Public Hearing for consideration of action on proposed water and waste water rate increases for April 19, 2005.

Council Member Monroe left the meeting at 8:04 and returned at 8:05.

#### MAJOR PROJECTS FINANCING PLAN AND FEE NEXUS STUDY

Director Wegener said the Major Projects Financing Plan is updated every two to four years. It forms the basis for our development fees and provides



funding for infrastructure in support of new development. The preliminary analysis indicates the revised project requirements and updated costs. It also shows a revised anticipated growth (decreased) based on historical funds. The next steps are to review the proposed changes with the development community, to finalize the Fee Analysis from Economic and Planning Systems and consideration of an Urgency Ordinance for these fees.

Mayor Rexroad left the meeting at 8:06 and returned at 8:07.

#### GENERAL PLAN AMENDMENT ON GROWTH RATE; SET PUBLIC HEARING

Community Development Director Stevens said the purpose of the General Plan Policy is to manage the residential growth of the City in an effort to keep the population at 60,000 by 2015. The Spring Lake Specific Plan single family homes are allocated at 410 per year. At the current projections, the population was understated in 1995 at 42,500. The population estimate for 2004 was at 52,500. The percentage of estimated growth was 1.7% per year between 2000 and 2004. Current projects and growth indicate the target population will exceed 60,000 in year 2015. The 1996 General Plan objectives called for managed growth. The Spring Lake Specific Plan building unit allocations directly affect the financial feasibility of the plan. If projections are not adjusted, it may limit the SLSP development. Infill development will also affect the percentage of anticipated growth as will greenfield development.

Three options are presented for consideration. Option A takes measures to insure the population cap will be 60,000 in 2015 and 66,000 in 2020. Option B limits single family permits in greenfields with no infill or multi-family limitations. Option C increases the cap to reflect new projection, with 70,000 in 2020 and allows for modest infill. The Housing Element identified the infill potential at 1,500 units or 3,000 people. However, there seems to be a perception that infill is not desirable. In 1996 there was a referendum on the General Plan. Referendums do not require voter approval to amend, but we need to be mindful of the managed growth objectives of the City.

The Planning Commission recommends the population be set at 70,000 by the year 2020. An annual report shall be presented to the Council on housing and population growth and regional growth projections, with recommendations for any action which may be necessary on the City's part.

Council Member Monroe asked what the advantage of providing infill growth would be to the City. Director Stevens said infill provides available housing without taking existing agricultural land. Also, the infrastructure is already in place and the homes are close to the existing shopping.



Council Member Pimentel asked if many people attended the workshops and Director Stevens said the primary publicity was through the Department newsletter and only five to ten people attended.

Council Member Peart asked about the infill and Director Stevens said the housing element said about 425 homes could be built but that was on undeveloped land only. She feels there is a greater opportunity in current commercial and industrial areas for substantial housing.

Mayor Rexroad does not feel a population cap is the method for controlling growth. He suggested a cap on residential units or geographical land mass rather than the population itself.

Director Stevens said the Staff Recommendation is Option B.

Council Member Peart asked if the SLSP would control the entitlements. Director Stevens said the Building Unit Allocations applies to the first release. There is a clause in the Ordinance that the City could limit the growth rate and there may be a reason to limit at the second or third release. There is an assumption that 400 permits per year would be released and that would affect the financing. City Attorney Siprelle said the SLSP Development Agreement could provide for legal action on this issue.

On a motion by Council Member Pimentel, seconded by Mayor Rexroad and carried unanimously, Council set the Public Hearing for the General Plan Amendment to the Growth Rate for April 5, 2005 at 7:00 p.m. and accepted the Planning Commission recommendation for growth.

# **MINUTES**

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council adopted the minutes of the regular Council meeting of December 7, 2004 as presented.

#### **ADJOURNMENT**

Vice Mayor Flory a	adjourned the specia	al study session o	f the Council a	t 8:37 p.m.

Respectfully submitted,
Sue Vannucci, CMC, City Clerk