

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

February 4, 2003

CITY COUNCIL
SPECIAL/CLOSED SESSION
SECOND FLOOR CONFERENCE ROOM

6:00 P.M.

CLOSED SESSION

City Council met in Closed Session at 6:02 p.m. to hold a conference with Labor Negotiators, Bill Avery and Phil Marler pursuant to Section 54957.6. The Employee Organizations discussed were the General Services and Police Association. Present at this session were Vice Mayor Rexroad, Council Members Dote, Monroe and Peart (arrived at 6:05), City Manager Kirkwood, and Finance Director Vicars. Mayor Flory was absent.

JOINT WOODLAND CITY COUNCIL /
REDEVELOPMENT AGENCY
REGULAR MEETING

7:00 P.M.

Mayor Flory announced that Council had met in Closed Session to hold a conference regarding employee negotiations. Council gave direction to staff.

CALL TO ORDER

Mayor Flory called the Joint Regular meeting of the City Council and Redevelopment Agency to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Vice Mayor Rexroad.



Mayor Flory asked the Council, Staff and citizens present to join him in a moment of silence in remembrance of the Crew of the Shuttle Columbia.

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, Jeff Monroe, Neal Peart, Matt Rexroad, David Flory

COUNCIL MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Richard Kirkwood, Phil Marler, Ann Siprelle, Karl Diekman, Dan Gentry, Tricia Stevens, Sue Vannucci, Charlie Wilts, Dan Rice, George Ahlgren, Yvette Smith, Ron Pinegar, Carey Sullivan, Gary Wegener, Wendy Ross, Christine Engel, Diana Puccetti, Roy Wilson

PUBLIC COMMENT

None.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Dote indicated that on January 31, 2003, LAFCO had annexed the Spring Lake Specific Plan acreage. There is one more hearing which should then allow completion of the annexation process.

City Manager Kirkwood indicated the Mayors of all of the Cities in Yolo County and Chair of the Board of Supervisors will be signing a Joint Resolution regarding preservation of the Vehicle License Fee Funds on Thursday. This Joint Resolution will then be forwarded to State Legislators. He announced the College and Court Street Parking Lot will be dedicated on February 18th at 5:30 p.m.

PRESENTATIONS

HISTORIC PRESERVATION COMMISSION

John Hancock, Member of the Historic Preservation Commission, indicated the Mission of the Commission includes encouraging community volunteer efforts, expanding the historic identification of structures, creating a cooperative



relationship with various organizations and securing funding and donations. The Goals include creation of a Historic Residential District, 2002 Heritage Homes Historical Preservation Award, enhancement of outreach to others regarding Woodland, update of the Walking Tour Booklet to include color photos. The Commission also urges preservation of the historical lampposts in the Beamer Park area. Council Member Peart suggested the Stroll Books be placed throughout the Downtown area stores for sale and promotion. Council Member Dote encouraged members of the community to apply for the various vacancies on Boards and Commissions.

RECOGNITION-PARKS, RECREATION AND COMMUNITY SERVICES EMPLOYEES

Parks, Recreation and Community Services Director Gentry indicated he had received a letter from a parent, Shannon Geary, thanking the Department for their exemplary assistance and attention to her challenged son. He presented a visual history of the events in which this young man participated while the recorded letter was read. Council Members commended and presented appreciation documents to Parks Staff members Yvette Smith, Jamie Puccetti, Armando Melchor, Chrystal Haynie, Laura Michel and Ehza Juarez for their attention to this young man and his special needs.

PUBLIC HEARINGS

NEGATIVE DECLARATION, MITIGATION MONITORING PLAN, FINDINGS OF GENERAL PLAN ZONING CONSISTENCY AND APPROVAL OF DOWNTOWN SPECIFIC PLAN AS REVISED

(Verbatim testimony of downtown specific plan discussion was provided to the Community Development Department for use in addressing the issues. The minutes reflect that testimony with sentence structure corrections, synopsis of the basic thoughts and consensus.)

Mayor Flory indicated testimony will be heard but the Public Hearing will be continued for final consideration and adoption. Consultant Rick Rust indicated revised information had been distributed, thus continuing the Public Hearing to provide review of changes. The Downtown Planning Area was indicated on a map and includes the 27 acre piece referred to as the Master Plan Area. This is the area where the new Police Station is under construction. There is also interest expressed in a new cinema complex in the Downtown area, as well as, other interest becoming known for development within that identified area. There have been four official hearings with the Planning Commission, a number of updates throughout the process with the Commission, the Council and the



Redevelopment Agency, several public workshops throughout the entire development. Key changes include description and mapping of existing infrastructure, better description of current environmental setting, discussion of consistency with the General Plan, current housing, how the Specific Plan is administered and the glossary of terms.

Specific Plan additions include an extended design, recommended projects which are "serving suggestions" that could go forward, potential costs, benefits and timing, land use approvals to provide some flexibility, reduction of numbers of Conditional Use Permits with conditionally allowed use performance standards. There was a market and fiscal study, Downtown case study, information on the downtown theater, upper floor spaces, incubator spaces, traffic study, and GIS mapping.

Discussion was held regarding possible expansion of Heritage Plaza and loss of associated parking. The amount of space to be removed, would bring the Plaza out to Dead Cat Alley, provide continuity, and better pedestrian linkage to the County area. The Hoblitt-Haynes site is a good location for a cinema. The attached parking structure would have a day use by the County Administration facilities. The State Theater is proposing expansion as well. The parking lot on First Street across from City Hall does not meet the minimum size needed for a structure unless Dead Cat Alley was removed. Other proposed sites do provide adequate space to put a garage as having the right aisle width. The site behind the Hotel Woodland is not adequate.

The definitions have been broadened to promote housing in the downtown area. Government uses for the downtown are a viable use and provide benefit from having as a presence, source of people and visitors. The Planning Commission defined color as a fact of design review in the City. Area A, the Main Street Corridor, was broken into four pieces because each of those sets of blocks is very distinct in their needs, benefits and opportunities. Freeman Park expansion is appropriate to look at in the future. The Planning Commission recommended that A-Frame signs be allowed for all businesses with sizing recommended at 36 x 24. Area B allows for some temporary housing uses and food service uses and are conditionally allowed. The Wayfarer Center was originally Area C, a transition between residential uses and the Downtown. As it is not appropriate in Area C, as is in B, so it was extended because the rest of Area B already allows.

City Manager Kirkwood said during the Public Hearing process Council can make changes to what is recommended, direct staff to make those amendments, continue the Public Hearing for comment and then move forward. Vice Mayor Rexroad asked if on page 8 "a structural survey is required and a report filed with the building official prior the issuance of needed permits", would be



required of every property owner on Main Street and would they have an obligation to disclose to a potential purchaser. Mr. Rust said the language was added to better address how the historic building code would apply to buildings in the Downtown. California has a different building code that can be applied to historic structures and by bringing that into the process instead of having them go through the more rigorous standards allowed for seismic safety in the regular building code would be a less difficult process. Vice Mayor Rexroad said his question is if we require a structural survey would a property owner on Main Street be required to provide a structural report and disclose that information to someone who is purchasing that property. The City is then mandating full disclosure of all structural problems of all buildings on Main Street, thus inserting the City into a process of negotiations between two private parties. Assistant City Manager Marler said this relates to a change of occupancy or a structural assessment if the building has been vacant or if there is other evidence whereby the Chief Building Official suspects the building may have structural defects. City Attorney Siprelle said whenever a building is proposed the reuse, modification, renovation or addition, all of these things would apply. Mr. Rust said someone could buy and sell property and the City does not get inside that transaction. However, if a structural permit to modify the physical structure of that building is required, the City has to issue a permit to allow change to the building structure. City Attorney Siprelle said this is not imposing a requirement on a sale and the fourth bullet point on page 8 says, "As long as the occupancy classification remains the same, the use of the structure can continue, regardless of how long the structure was vacant" and is not going to require any structural change, a use permit can be issued.

Vice Mayor Rexroad said in relation to A-frame signs in a building like the Porter Building, if there are 50 occupants every one has the ability to put a sign on Main Street. A number of merchants had expressed concerns they currently use A-Frames to attract business. The Planning Commission wanted to open it up to all businesses without limit. Vice Mayor Rexroad feels we will have more signs than people in Downtown. Council Member Monroe asked if this could be legally restricted to first floor businesses only. City Attorney Siprelle said if there is some reasonable basis for it, the number of signs could be limited. Page 9 states they are allowed for each "business as long as there is at least a 60 inch clear area and the sign does not pose a safety or visibility hazard". Mayor Flory said this issue needs to be looked at before approval of the Plan. City Attorney Siprelle said they do require an encroachment permit.

At 7:36 p.m. Mayor Flory opened the Public Hearing.



Brenda Cedarblade owns a business in downtown Woodland and resides in the County of Yolo. She thanked the Planning Commission, Rick Rust and Phil Marler for their diligent work on the Plan. Retailers met with the Woodland Downtown Improvement Association and the Arts Council to offer suggestions regarding this Plan. They are pleased with the outcome including the encompassment of art and history of Woodland, exclusion of Bail Bonds along Main Street, A-frame signs for businesses in the Downtown, expansion of the State as a West Downtown anchor and projects that will add to the beauty and viability of the Downtown. There are two changes they request. The expansion of Heritage Plaza into parking area with loss of very few spaces is very vague and covered on page 10 later in the document with the encompassment of how many spaces "very few" is. The second is that medical and dental uses require a Conditional Use Permit in District A. They do not feel medical labs and facilities are compatible with retail uses or the vision of downtown. Smaller establishments such as drug testing facilities would not compliment businesses in the downtown core. Larger facilities have rigid performance standards. If these are allowed in the downtown corridor in District A, they would like to have a CUP so input can be provided on facilities potentially locating next to their businesses. One of the suggestions might be to limit one A-frame per building and the building owner could determine how and who would be allowed to use the A-frame sign.

Leslie Marcus stated she is a resident representing herself and Legal Services of Northern California. Legal Services will be submitting written comments and questions. On page 2 under land use "social service providers, food distribution, not for profit food service activities, and temporary housing all require CUPs", is a recent modification to the land use policies in the downtown specific plan. She asked why a CUP will be required now when it was not required in the past. The land use matrix has been revised with complete information and the technological glitch appropriately addressed. However, the public has not had an opportunity to receive the corrected version prior to this evening. Dance halls, pool halls, residential hotels, and boarding and rooming houses had been included with different sorts of permitting processes allowed in the September 2002 draft and are simply not allowed now and she wants clarification as to why that is no longer allowed. In the staff report on page 20, under boarding and rooming houses, there is a section on what the restrictions would be for those uses and why are they included in the plan if boarding and rooming houses won't be allowed any place in the Specific Plan area. On pages 20 and 21 of the staff report under multi family, the performance standards are not applicable or appropriate for upper floor residential adapted uses. Those standards should not be applied to a historical building in the core. She asked how multi family is defined in this Specific Plan. In the Spring Lake Plan it is a density figure, more than eight units per acre. On pages 3-10 and 3-11 of Chapter 3 of the September 2002 draft plan it talks about upper floor residential



adaptive reuses. There are statements in direct conflict with each other. Page 3-10 says it will be high cost to renovate, and on the next page it says it will be an opportunity for live/work and senior housing. Expensive units cannot be affordable to seniors. On table 9-1, priority projects as upper floor residential are the last thing that is going to happen in that part of the downtown core as stated elsewhere. Pages 3-18 and 3-19 in the draft plan show District C as the transition district and conversion from residential to office use. Given the comments from State Department of Housing and Community Development that the City has not yet identified adequate sites for the development of housing for any income group in the City, especially for low and very low income households, it would seem that converting existing residential to commercial is a cross purpose and an inconsistency. Mixed use in District D in the draft pages 3-20 and 3-21 talks about converting residential uses to industrial, reducing existing residential so that you have compatible land uses in a particular area of downtown. How is that going to mesh and be consistent with the housing element and the General Plan. District E-1, the mill district, pages 3-22 and 3-23 in the September draft says the rehabilitation of single family units is much more expensive than starting from the ground up. This section states that residential and specialty retail and industrial are incompatible with one another. The vision to be is to expand the rice mill development to the South between Court down to Main and screen industrial uses on the North side of North Street. Industrial should be reduced and residential expanded on the preferred North side. Chapter 9, Table 9-1, the City has identified priority projects. They all show being given public funds, grants or donations, some of which come from up funding streams, except three priority projects. One of them is a business park in District E-2, one of them the Gateway Office Park in District A-4 and the other one is the upper story residential in the core downtown buildings. If it is a priority project, the matrix should show there will be public funds, especially as on page 9-15 there is a statement that says the City should be pursuing all avenues to get the rehab of those units into residential started. The City is told in this Plan, the City should step up to the plate first to get the ball rolling. However, there is no public funding reflected on that priority project table 9.1. Also on page 9-15, upper story residential unit development benefits, seniors and disabled will be given opportunities to live in affordable housing in those units. How are seniors and the disabled going to get to second and third floor units unless public funds are provided to put in elevators. How are seniors and disabled people living in those upper floor rehab units going to increase the patronage of specialty retail shops on the first floor, how they are going to increase public safety by being more eyes on the street and having more people walking the streets in the evening and how they are going to enhance the night life. On page 9-29 there is a whole project about conversion of residential units to other uses. How does that relate to HCD's comments and the housing element and consistency with the General Plan. Low or very low income people moving in to housing units will not have discretionary dollars to spend in



specialty retail stores. Under actions on page 9-34 on multi family housing development, the most dense housing in this plan is to be along the railroad tracks on East Street. There will be a new little street between East and Sixth or Fifth. Multi family units will be along the tracks and to the West of that new little street, there will be new single family houses. Those units along the tracks are good enough for the poor people but the people that can afford the single family homes don't have to live along the tracks.

Mayor Flory asked Ms. Marcus to submit her questions in writing. City Manager Kirkwood asked if these questions were discussed with the Planning Commission and Ms. Marcus some of them had been addressed. City Manager Kirkwood asked her to identify those that had been discussed with the Planning Commission when submitted and she indicated she was uncertain if that could be accommodated. Mayor Flory asked Staff to work with Ms. Marcus to try and identify those previously discussed with the Planning Commission for Council information. City Manager Kirkwood said there are a number of questions that permeate through the Plan here and it may be premature for this item to come before the City Council. He suggested Council remand it back to the Planning Commission to continue their Public Hearing process, allow the Planning Commission to weigh in on the discussions because they are making the recommendation to Council and then have those decisions come before Council based upon their review.

Bill Marcus said it appears from the slides that a parking garage site is proposed on the exact same spot as the new courtyard on the North side of Bush Street between First and College. On pages 310 and 311 of the overall plan, the City identified a lack of nighttime activities. However, the requirements for restaurants on page 19 of the proposed revisions have hours of operation limited to between 5:00 a.m. and 10:30 p.m. This limits those who may be attending the theater in the evening from having food after 10:30. Ludy's, Morrison's and La Finca all stay open later than 10:30 now. Outdoor seating shall be on the sides of the main structure facing a public roadway. This is restrictive because Ludy's has outside seating in front and back of their building. The City could not build another Ludy's under this plan the way it is written. Historic buildings downtown are all attached to each other and do not have sides on which to put outside seating. The court yard area the plan envisions on Bush Street cannot have any restaurants because their outside seating would not be allowed under this plan. Parking is a major issue downtown. It is being dealt with for everybody except restaurants.

Mayor Flory asked staff to look into those questions and provide responses.



Tom Stallard brought photo of Cranston's in the mid-1940's. He spent some time with the Plan and is impressed with the effort as shows a lot of careful thought. The powder coated street lamps, the new benches and trash receptacles are beginning to improve the streetscape and he commended staff for their efforts. Downtowns are not like shopping centers. They are very eclectic places. This report reflects there are about six major different architectural styles and that creative jumble that makes it as special as it is. In the draft dated 2002, page 6-18 under design guidelines, door and window design, it states storefront windows shall be as large as possible, and no closer than 36 inches from the ground, bulkhead height. It suggests that windows could come no closer than three feet from the ground. What it means to say is that the bulkhead itself should not come any farther than three feet from the ground. Eighteen to twenty-four inches from the ground is typical. He would like to see that rewritten to be clarified. It really is important that corrections with clear understanding of the meaning be made. The seller of Cranston's had to extend the review period twice because a structural survey is required and a report to be filed with the building official prior to the issuance of needed permits. He wants to have insurance for the structures and has gotten competent reviews of all of my properties. An engineer goes over the entire structure from the basement to the top and discusses the status of the building. Previously a written report was not required in the historic building code guidelines. The City will create a substantial impediment to the renovation of these buildings and it is discriminatory against historic buildings. This building will not be economically feasible if it has to have a full seismic upgrade. This is a real cloud on the downtown renovation activity. Encouraging the renovation of these buildings is important. I have never heard of anybody being hurt because of deficiency in a historic building in downtown Woodland. That doesn't mean they don't have maintenance needs. All structures do periodically.

Council Member Monroe asked if there a legal requirement for the written report. City Attorney Siprelle said not that she is aware of. City Manager Kirkwood recommended moving this item back to the Planning Commission for their input on the discussion presented and give their advice with regard to these issues. Council would then continue with the Public Hearing.

Council Member Peart said the Building Official is responsible for interpretation of the Code, insurance of life, health, property, safety. He would like to see an appeal process. The demolition of historically and architecturally significant buildings in the downtown area will require an environmental assessment to determine impact on the historical district. There are buildings in the downtown that are not worth an assessment. In reference to the signs, there could be a sea of signs on Main Street and that was not the intent.



Vice Mayor Rexroad said flexibility is the key. He received a letter regarding the intersection of Cross Street and College and asked that Council address signaling of that intersection. He is not sure the downtown can support two theaters. Hours of operation on restaurants should not be limited. Mr. Stallard's comments in regard to window height were right on point.

Council Member Monroe said the intersection improvement on College Street and Cross is in a historical area and the nature of that neighborhood should be considered. A light signal does not seem very historic. Mr. Rust said the issue is not the traffic generated from the downtown, it is a cumulative effect of the whole community. The Planning Commission direction was the signal was not the only option that was available and the mitigation be expanded to allow other approaches besides the signal. Council Member Monroe said the time element for restaurants does not make sense. Mr. Rust said the performance standards allows a staff review instead of a CUP. The purpose of having a limit on the hours is that if hours were to be exceeded it would bump into a review process before the Planning Commission. If all of those requirements were met, a staff review would be held. It does not in any way state that a restaurant cannot be 24 hours per day.

Vice Mayor Rexroad asked why CUP is necessary. Mr. Marler said the purpose of the performance standards is to avoid the expense and time of going through a CUP if operating between those hours and a permit can be received at the counter. To stay open longer, the CUP process provides more review and more input to avoid incompatibility on these zones where residential and commercial merge together. It does not prevent a restaurant from being open past 10:30. It allows the City to put conditions as necessary on them.

The City will use the historic building codes which allow the Chief Building Official, who is required to ensure that buildings in town are safe for occupancy, to consider what is called antique or antiquated kinds of construction in today's environment. We can consider their conditions to allow the occupancy to go forward.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried unanimously, Council remanded the Public Hearing to the Planning Commission to allow them to provide Council with advice on the issues and comment. The Planning Commission will then submit the Plan back to Council to continue on with the Public Hearing. City Attorney Siprelle advised that the timing of return to the Planning Commission should be coordinated with the letter from Legal Services so that the letter does not come in the night before the Planning Commission meeting. The consultant should have plenty of time to respond to the long list of questions. City Manager Kirkwood said this



Public Hearing would be reposted and republished to a date and time certain when known.

At 8:35 Council recessed and reconvened at 8:45.

REDEVELOPMENT AGENCY REGULAR CALENDAR

CURRENT AND PENDING LEGISLATION IMPACTING REDEVELOPMENT AGENCY FUNDING

Redevelopment Agency Manager Ross indicated the State is considering removal of unencumbered balances in the low and moderate income housing fund and placing them into the Educational Revenue Augmentation Fund accounts. As yet, these funds have not been taken but the potential for the next year removal is still under consideration. The City has committed \$317,000 of the \$475,000 balance to low and moderate income housing. Board Member Peart asked if there are no funds in the balance, the State could then not take those funds or would they take future funding. Manager Ross said those funds committed prior to December 1, 2002 cannot be taken. Members of the Senate and Assembly Budget Committee are working with the Governor's staff to seek a compromise. Board Member Peart expressed concern about funds that will be incoming from the Pacific Coast Producers and Wiseman projects that would be subject to attachment by the State. Manager Ross said these funds are of benefit to the Redevelopment Area, not necessarily placed into those funds at present, but into an account that affects the Redevelopment Area in relation to economic development. Executive Director Kirkwood said it is kept in the General Fund for Council to decide on use and are protected. Chairperson Flory indicated that at a later date he would like the question of unrestricted Redevelopment funds to return to Council for discussion. Director Kirkwood said those funds are in the General Fund in a Trust Account for Council to make decisions on as those funds come forward. Chairperson Flory said the Wiseman funds come into the Redevelopment and Director Kirkwood said that property ownership will be transferred to the Redevelopment Agency and the tax increment money will be used to assist in recovering costs. Any increase in tax increment remains in Redevelopment and will be subject to attachment by the State, providing legislation does not change. Board Member Peart asked if there is a method to protect those funds as they are received. Vice Chairperson Rexroad asked if we would loan the money to the City and pay it back at any time. Director Kirkwood said this is a possibility and staff will explore the options.



REPORTS OF THE CITY MANAGER

FISCAL YEAR 2002/03 FINAL OPERATIONS AND MAINTENANCE BUDGET

Finance Director Vicars indicated in preparation of the final budget, the City has considered impacts the State Budget will have on our General Fund and the set-aside to help with those impacts. The City also must be aware of the increase in premiums for Health Insurance, fiscal year 2001-02 audit and adjustments to the fiscal year 2002-03 revenue projections, reduction of costs in relation to the Armory Contract, reinstatement of PERS employer rates substantially prior to the previously forecasted reinstatement year. She reminded Council of a decrease in expenses of \$70,000.

Council Member Peart asked for an estimate on income due to Transit Tax from the new Holiday Inn Express. Director Vicars indicated she would calculate and provide an estimate at a later date. City Manager Kirkwood said funds in relation to the Flooding issue had not materialized. There is concern regarding the Vehicle Licensing Fees and he remains cautious regarding the effect on the City funding.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried by unanimous vote, the Council adopted the Final Operations and Maintenance Budget for Fiscal Year 2002-03 as presented.

FISCAL YEAR 2003/04 GOALS AND POLICIES

City Manager Kirkwood reminded Council they had met in November 2002 to set Goals and develop an Action Plan for the upcoming Fiscal Year. Issue Papers presented at that time identified specifics and processes for attaining those Goals. The theme "Moving Forward in an Uncertain World" addressed the need to safe guard our community while sustaining community vitality and providing quality services, programs and facilities. Topics addressed also included: budget; fiscal reform; voter guidance on issues as identified (Measure H and Flood Control); energy and water development appropriations; Veteran's Administration, Housing and Urban Development and independent agency appropriations; commerce, justice and State appropriations; transportation appropriations; Fire Protection; energy needs; liability and Workers' Compensation; contingency fund and reserve; guiding fiscal policies from 1999 through 2008; State budget. Current issues the Council should consider are Level of Services for Police, Police Officer retention, Fire Training Center, reuse and/or disposition of City facilities, Police facilities, a municipal government complex, the Community/Senior Center Operations and Maintenance costs, facilities maintenance responsibilities, Capital project staffing requirements,



vehicle replacement funding, NPDES permit requirements, Planning Commission work program, Downtown Specific Plan, General Plan, Redevelopment and Economic Development, overall financial forecast, League of California Cities Political Action initiatives and City Council Community outreach. He indicated each of these issues is covered more fully in the City Council Goals document.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by unanimous vote, Council adopted the City Council Goals and Action Plan for 2003-2004 as presented.

RESOLUTION 4420 - 2003 CALTRANS FIRE REDUCTION AND PREVENTION PLAN FOR YOLO COUNTY AND RECOMMENDED STATE FUNDING

Fire Chief Diekman said this Plan is a means to reduce fires along the freeways in the area and was finalized with CalTrans involvement and approval by identifying this as a safety issue. The current method of leaving "duff" creates an increase in the fires. Experiments were held throughout the County and it was found that a 74% reduction in fires was seen with the swath and bale method or the use of pesticides. The Department could not handle the amount of fires this past year and \$50,000 in additional cost to the Department was seen. CalTrans will be posting signs indicating a high fire hazard area and associated fines for causation. Various methods of control on the specific areas of concern were identified.

Vice Mayor Rexroad asked if it would be more beneficial for the City to take care of the problem and Chief Diekman said the cost would be prohibitive. The next step would be to let the fire burn to clear the area but the California Highway Patrol would not agree to a temporary freeway closure for that option.

Council Member Monroe asked if CalTrans has insurance to mitigate on and off ramps and Chief Diekman said they would maintain esthetically, as well as, build a barrier around the area. Council Member Peart said if the Department cannot handle the fires and therefore not responding, are there legal ramifications. Chief Diekman said we have a duty to respond. However, it does diminish the level of service to the citizens. The area along the freeway to which the Department responds is within the corporate boundaries. CalTrans has the responsibility to maintain that property.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by unanimous vote, Council adopted Resolution 4420, "A Resolution Encouraging the State of California to Recognize the Need for the 2003 CalTrans Fire Reduction and Prevention Plan and Fund it as a Public Safety Imperative".



POLICE STATION PROJECT 96-19

Police Lieutenant Wilts summarized the progress on the new Police Station construction. This project began with the passage of Measure H which cited the new Station as one of the highest priority items. The budget for the overall project is \$14.3 million with \$12.5 million in direct costs and \$1.8 million for indirect costs. The Project Schedule indicates the project is on budget and on schedule at this time. Refinements have been made to the first and second floor of the main building and ground and basement of the service building. Two Change Orders totaling \$390,088 have been approved to date. The total allowances of \$981,000 include \$81,000 for the firing range, \$250,000 for the radio tower, equipment room, fiber optic connection to the City phone and data systems, \$650,000 for furnishings and case work. The site address is officially 1000 Lincoln Avenue. Upon beginning the project, it was found that there were elements below ground that had to be addressed, such as structures, not contaminates. The project is still within the budgeted amount.

Council Member Monroe asked if there will be adequate parking for staff and Lieutenant Wilts indicated it is adequate at present but it is estimated within eight years, if staff should increase to meet the minimum General Plan standards, there will be a shortage.

Council Member Dote said that a COPS grant had been sought of \$1 million and asked if those funds were still needed. Lieutenant Wilts said we are looking for the \$981,000 and it is still a possibility, but will be difficult to achieve. Mayor Flory asked how many spaces we will be short in the eight years and Lieutenant Wilts said forty to fifty over the life of the building. Employee parking would be the issue. Council Member Peart asked if we are looking at a \$750,000 short fall could we use the old tower and Lieutenant Wilts said the age of the structure is of concern. He feels they could probably do this for less than is projected. Council Member Peart asked if we are looking at a lease/purchase on furnishings and Lieutenant Wilts said that is under study at present.

Vice Mayor Rexroad asked about the authority on Change Orders and the ability to sign off. City Manager Kirkwood said as long as it is within the budget allocation and has been covered within the budget through the design/build approach, they have the authority to sign. Vice Mayor Rexroad asked if money is saved on one portion of the construction, does that money then belong to the Police Department or the General Fund. City Manager Kirkwood said that money was appropriate for the design/build of that facility. Vice Mayor Rexroad said that money that is saved should belong to the City, not necessarily the Department. City Manager Kirkwood said the design/build approach puts the burden of going beyond the estimates to the design/build firm, not the City.



REMOTE WELL FIELD FEASIBILITY STUDY, PROJECT 00-44 AND SURFACE WATER FEASIBILITY STUDY, PROJECT 00-21

These two items were listed separately on the Agenda but were discussed as a whole. Public Works Director Wegener indicated visually the locations of the various wells within the City, as well as, the proposed well field, which is primarily along County Road 102. The costs associated with a well field are equal to that of traditional wells disbursed throughout the City. A well field will require some upsized mains and a new elevated water storage tank. The water quality is improved, future treatment is facilitated, surface water utilization is complimented, utilization of developable land and minimization of subsidence within the City are advantages as well. The surface water feasibility is ongoing as part of the 1994 application. It provides irrigation water to farmers, thus removing them from well water usage. Costs for this method are higher by 25% to 30%. Seasonal operation is a problem.

Council Member Monroe asked if the Spring Lake Specific Plan area upgrade would pay the associated costs. Director Wegener said they would have to look at this and work on the possible solutions. The upsizing of the mains would have cost balance issues. There does not seem to be a great deal of difference in the well field concept where the mains are identified. There may be some trade off because SLSP would get some additional land. Council Member Monroe asked about the decision process on elevated storage tank need. Director Wegener said the advantage is they can be filled during evenings when power rates are low, the pressure component adds to the system, loss of power keeps the system pressurized. Council Member Dote asked if the well field would replace the current wells and Director Wegener indicated it would not. This would provide for new growth to the City. Council Member Dote asked if we have much opportunity for recharge if surface water is obtained. Director Wegener said we would with surface application via irrigation. Council Member Monroe said that some of the wells look to be close to the Wastewater Treatment Plant and would that be a problem. Director Wegener said they are up gradient from the plant. This would supplant the Spring Lake Specific Plan. The City will be building but the SLSP would build the distribution system. Mayor Flory said there had been some study regarding a reservoir to the West of town. Vice Mayor Rexroad said that if the aquifer were to become contaminated, we could have no water and we should be looking at water from the Sacramento River. The storage would be on the Eastern side of town and in the flood plain. Council Member Dote said we could only draw from the River during the high water flows, which means we could not draw during the Summer. There are also water rights on Cache Creek and would be Winter flows as well.



COUNCIL COMMITTEE ASSIGNMENTS IN THE ABSENCE OF THE VICE MAYOR

Council Member Monroe indicated in the absence of Vice Mayor Rexroad he would attend the County 2 X 2 meetings and Council Member Dote will attend the Woodland Joint Unified School District 3 X 2 meetings.

CONSENT

City Manager Kirkwood pulled the following item from the Agenda and advised Council to contact his office by the end of next week if they wished to attend.

APPOINTMENT OF DELEGATES TO WASHINGTON, D. C.

On a motion by Council Vice Mayor Rexroad, seconded by Mayor Flory and carried by unanimous vote, Council approved the following Consent Calendar items as presented.

MONTHLY STATUS REPORT FOR COMMUNITY DEVELOPMENT

Council received the Monthly Status Report for January 2003 from Community Development.

MONTHLY STATUS REPORT FOR PARKS, RECREATION AND COMMUNITY SERVICES

Council received the Monthly Status Report for January 2003 from Parks, Recreation and Community Services.

MONTHLY STATUS AND CAPITAL BUDGET IMPLEMENTATION REPORTS FROM PUBLIC WORKS

Council received the Monthly Status and Capital Budget Implementation Reports from Public Works.

CONSERVATION/RECYCLING 2002 SUMMARY

Council received a Summary of the 2002 Conservation and Recycling program.



EMERGENCY REPAIRS ON E. MAIN STREET, PROJECT 02-30

Council accepted the construction with Granite Construction for the Emergency Storm Drain Repair Project 02-30 as complete, revised the Project Programming Summary Sheet and authorized the City Clerk to file a Notice of Completion.

LOCALIZED FLOODING FROM UNINCORPORATED AREA SOUTH OF CITY

Council received a report on the localized flooding at West Street and Miramonte Drive due to runoff South of the City limits.

HEARING DATE PACIFIC GAS AND ELECTRIC/E. N. RICHMOND TRUST APPEAL OF CONDITIONAL USE PERMIT

Council received the Appeal filed by Pacific Gas and Electric and the E. N. Richmond Trust regarding Conditional Use Permit requirements for the property located at 1600 Tide Court and set the hearing date for such Appeal as February 18, 2003 at 7:00 p.m.

BROWN ACT/CONFLICT OF INTEREST TRAINING DATES FOR CITY BOARD AND COMMISSION MEMBERS

Council set March 20 and March 24, 2003 as dates for all City Board and Commission members to receive training on the Brown Act and Conflict of Interest Codes from the City Attorney. Council directed staff to set a letter to each City Board and Commission member instructing them to attend one of the two sessions.

RESIGNATION OF COMMISSION MEMBER

Council accepted the resignation of Wim van Muyden from the Personnel Board effective January 21, 2003 as he has accepted a position on the Parks, Recreation and Community Services Commission as of that date.

WASTEWATER TREATMENT PLANT DISCHARGE PERMIT

Council received an update on the permit required for submission to the Regional Water Quality Control Board every five years.



MINUTES

On a motion by Council Member Peart, seconded by Council Member Dote and carried by unanimous vote, Council approved the minutes of the January 7, 2003 meeting as presented.

On a motion by Council Member Peart, seconded by Council Member Dote and carried, Council approved the minutes of the January 21, 2003 meeting as presented. Vice Mayor Rexroad abstained as he was not present at that meeting.

COMMUNICATIONS - WRITTEN

Council received a Notice of the Amended Application by Pacific Gas and Electric for a rate increase.

Council received a notice of the Leave Our Community Assets Local Legislative Action Day to be held on May 14 and 15, 2003 in Sacramento.

COMMITTEE REPORTS

Council received a report from Parks, Recreation and Community Services Director Gentry transmitting the minutes of the Parks, Recreation and Community Services Commission meeting of November 25, 2002.

Council received a report from Parks, Recreation and Community Services Director Gentry transmitting the minutes of the Commission on Aging meetings of December 10, 2002 and January 14, 2003.

Council received a report from Public Works Director Wegener transmitting the minutes of the Water Resources Association meeting of January 6, 2003.

Council received a report from Assistant City Manager Marler transmitting the summary of Planning Commission actions taken at their meeting of January 16, 2003 as follows:

- a. recommended that Council adopt the Mitigated Negative Declaration for the Downtown Specific Plan, adopt the Plan as revised and found the plan to be consistent with the General Plan.
- b. conditionally approved the Conditional Use Permit to allow Pacific Gas and Electric to use the site at 1600 Tide Court as a material distribution center.



- c. approved new alternate design of a farm house compound look for pump station in the Spring Lake Specific Plan area.
- d. received a report on the proposed Bed and Breakfast Ordinance.

Council received a report from Redevelopment Manager Ross transmitting the summary of Redevelopment Citizens' Advisory Committee actions taken at their meeting of January 22, 2003.

ADJOURN

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by unanimous vote, Council adjourned the meeting of the City Council at 10:14 p.m.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk