

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

June 26, 2001

**CITY COUNCIL**  
**SPECIAL SESSION**

CALL TO ORDER

Vice Mayor Flory called the special meeting of the City Council to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE

Vice Mayor Flory invited all in attendance to join him in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL

COUNCIL MEMBERS PRESENT: Steve Borchard, David Flory, Martie Dote, Jeff Monroe, Neal Peart

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Richard Kirkwood, Phillip Marler, Mike Dean, Margaret Vicars, Henry Agonia, Gary Wegener, Dan Bellini, Sue Vannucci

PUBLIC COMMENT

Brenda Cedarblade requested the Council to change the audible alarm Ordinance so that the run time would be increased to the time Police Department arrives on scene. She also requested the money from the Community Development Block Grant Program used to assist the Wayfarer Center be utilized to add additional Police Officers. She said there are transients sleeping in Freeman Park. Vice Mayor Flory stated there is a camping Ordinance in place, which prohibits this activity and advised Ms. Cedarblade

to continue contacting the Police Department when she observes questionable or inappropriate activities.

#### COUNCIL STATEMENTS AND REQUESTS

Mayor Borchard announced that "Friends of Freeman Park" would have the sixth annual July 4<sup>th</sup> event at the park beginning at 11:00 a.m.

Council Member Peart outlined the events and activities throughout the City on July 4<sup>th</sup>.

Council Member Dote said all jurisdictions are supporting the conversion of the HCP to the NCCP, and it may be re-titled the Yolo Habitat Plan. A grant application has been submitted and the City should have a response in July 2001.

Council Member Monroe stated he and Council Member Dote had attended the Sign Ordinance meeting. They will be studying prior actions and meeting again with additional members.

Public Works Director Wegener has been researching different or additional water supplies by tapping into the Sacramento River. He said we have two grants, surface water alternative analysis and well field. Council Member Monroe asked that consideration be given to the Tehama-Colusa Canal that was to come to Cache Creek with gravity flow but stopped at Road 12A. Director Wegener said application regarding location and time of water removal would be reviewed. Mayor Borchard stated there is not enough water to be utilized fully by the people presently on both sides of the Canal and going further South would not be feasible for amounts of water available. Removing further water would create more pressure on those along the Canal at present. Council Member Dote said the Water Resources Association has been working more closely with the jurisdictions. The application was filed by the Flood Control District on behalf of the City of Woodland, City of Davis and the University of California at Davis. Flood Control desires to extricate themselves from the process. Vice Mayor Flory said a study was conducted to address some of the issues.

#### REVISED SOUTHEAST AREA INFRASTRUCTURE FEES

Finance Director Margaret Vicars said these fees were established to fund part of the costs related to the work of installing the infrastructure for the Southeast Area construction. This included an annual increase in the fees of 4%, which is one of three main sources of revenue for the project. The increase will be for the Phase II

construction projects element and will gather funds for Phase III. The last portion of the funding will be issuance of the remaining bonding limit in the Mello-Roos District. This increase will be effective in 60 days on August 27, 2001. Council Member Peart asked if this is similar to a development fee and Director Vicars said it is specific to the Southeast Area only. City Manager Kirkwood said this was part of an agreement to facilitate the construction of the infrastructure in the Southeast Area.

On a motion by Council Member Peart, seconded by Council Member Dote and carried by unanimous vote, the Council adopted the revised rates for the Southeast Area Infrastructure Fee.

ANNUAL REPORT OF INCOME AND EXPENDITURES: MEASURE H ONE-HALF CENT SALES TAX

Finance Director Vicars said Resolution 4181 adopted by the Council on April 18, 2000, states annually the citizens would be informed of the expenditures incurred under Measure H. The collection of the increased sales tax will cease in July of 2006. However, with the lag in collection reporting, the City will continue to receive income from the tax for several months following the termination date.

Council Member Dote asked if the cash flow would continue to pay for construction as needed. Director Vicars said through the June 11 tax report we are right on target. Public Works Director Wegener said the roadwork requires a long lead item for assessment of underground utilities.

On a motion by Council Member Dote, seconded by Council Member Peart and carried by unanimous vote, the Council received the Annual Report as set forth in Resolution 4181 and in the Ballot Measure passed by the voters on March 7, 2000.

COUNCIL MEETING SCHEDULE FOR JULY, AUGUST AND SEPTEMBER

Assistant City Manager Phil Marler reminded Council historically the Council recesses during the month of August. Vice Mayor Flory stated he would be unavailable from July 30 through August 30.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by unanimous vote, the Council set the following schedule for meeting during July, August and September:

July 3 and 17	-	Regular Meetings
July 24 and 31	-	Adjourned Regular Meetings
August	-	Recess
September 4 and 18-		Regular Meetings
September 25	-	Special Meeting – Study Session

REPORT ON ENERGY CONSERVATION MEASURES AND CONSIDER IMPLEMENTATION OF ADDITIONAL INITIATIVES

Assistant City Manager Phil Marler presented information regarding current energy savings measures implemented and those suggested for further implementation. In the early 1990's the City reduced energy usage following a study by an energy consultant. This reduction provided 100,000 kWh hours less in usage, even with increased computers, copiers and other equipment. Council has further directed the City to decrease usage by 5%-7% in light of the current energy crisis. Measures are underway to achieve that goal. The bulk (62%) of energy usage is in the water, sewer and storm drainage operation, with an additional 15% in street and traffic lights. Additional measures for Council consideration are to increase the thermostats to between 78° and 80° and permit staff to dress in more comfortable clothing. The use of fans will also be encouraged. Consideration of alternate work schedules was discussed as an option but was found not to be substantial savings in energy usage or cost. This option would also necessitate meeting and conferring with the various employee units. A free swim at the City pools would be encouraged when days are expected to reach 100°. Council Member Monroe expressed concern regarding the temperature settings for Police and Fire employees with their duty clothing decreasing the comfort level. City Manager Kirkwood will investigate alternatives for these Departments. Mayor Borchard said he would prefer 9/80 should an alternative schedule be considered. Council Member Peart commended Assistant City Manager Marler for his comprehensive report. He asked Director Wegener if studies have been done on the 70%+ costs on the infrastructure portion of the energy. Director Wegener said studies are done in approximate 5-year intervals. An Energy Consultant reviews the processes and makes recommendations. We identify the potential savings as technology changes and request grant funds for the upgrades. With alternate schedules for employees, the energy usage would then be shifted to the home rather than the office. Director Wegener said the Conservation Coordinator position would soon be filled and this individual will focus on water conservation as well.

Council Member Monroe feels that an alternate work schedule is a proactive measure on the City's part. The savings of approximately \$6,000 as indicated would fund a portable restroom or replacement of windows in the Senior Center which are on

the priority list for budget inclusion should funds become available. Director Wegener stated one of the comments heard from employees with alternate work schedules is childcare issue would become a major concern. Mayor Borchard agrees that alternate schedules are not a good option. He suggested elimination of that alternative from further consideration at this time.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by unanimous vote, the Council approved increasing the thermostats to between 78° and 80° and permitting "tropical" clothing, free swim at the pool on those days predicted to be over 100° , directed staff to continue to conserve energy where appropriate, consider utilization of an efficiency consultant to look at utilities to determine if additional savings are warranted, and marketing water conservation to the public.

Brenda Cedarblade asked that coordination be made with Police to not turn off lights in areas that are impacted by crime. She said there is not currently enough light in Freeman Park and people are sleeping underneath the bushes. She would like more lighting at the Park.

#### UTILITY RATE INCREASE, PLAN A

Finance Director Margaret Vicars presented background information on the process of noticing all property owners and voters about the proposed increase in utility rates. A Sub-committee consisting of two Council Members reviewed the information and proposals. The last adjustment in utilities was in 1990-91. The proposals are based on current rate structure with a percentage increase. A study has not been conducted in 15 to 20 years. There is concern funds are not set aside to address replacement of outdated systems and we are anticipating shortfalls in funds for operation and maintenance of systems. As the process for storm drain rate increase is tied to Proposition 218 language, a ballot for such a proposed increase must be placed before the voters. In discussions with the Sub-committee, an 89% increase in water fees and 49% in sewer fees is proposed. A rebate program to reduce the impact on the low and moderate-income citizens who meet certain criteria is under consideration. Other sources of revenue will be pursued to offset the revenue losses.

Tom Gaffney of Bartle Wells reiterated there have been no increase to utility rates since 1991. Until this year, these fees have covered the operational costs. There has been no support of capital projects in relation to these services. As well, there is no replacement funding. The most difficult portion of the study was determining the revenue requirements: funds needed for replacement and capital projects, and for the payment of ongoing operations and maintenance. Present structure is a parcel charge.

The proposal is an equity charge related to parcel size. The City is presently charging approximately half of what other Cities charge for utilities. He suggested we tie increases in utility rates to the CPI so in the future increases are gradual. Water rates are at one-fourth of the State average, sewer at about one-half and with storm drainage having no figures for comparison. Funding will be increased for projects by raising these fees to meet averages. With the proposed increases, the majority of projects scheduled under the Major Projects Financing Plan will be covered. Council Member Peart asked if the figures were for commercial and residential. Mr. Gaffney said it is an average revenue requirement. The rates are slightly higher for residential and slightly lower for commercial. The rates are then balanced in the average. Council Member Dote asked if we could bill monthly to ease the cost to citizens. Director Vicars said it is possible but as we only handle half of the City each month, to double the workload would require additional staffing. We could receive deposits on a monthly basis from residents who chose to pay in advance for the service. Council Member Monroe said the original proposed increase was 200% for water and 50% for wastewater. Mr. Gaffney and staff worked to bring the proposed increases to the current proposal. By bringing the money into the system now, when we begin to work on the major projects before us we will have funds to finance those projects.

Mayor Borchard and Council Member Peart support Option B. Increasing rates will cause a great difficulty for those who are on low and fixed income. Director Vicars said with Council direction, a final report would be prepared and returned to the Council in July to meet the mailing requirements. Council Member Monroe asked if an option should be identified prior to the Public Hearing. Director Vicars said the mailing should have an option identified as it is difficult to discern which option citizens are protesting if one has not been identified. Council has the discretion to determine if the option selected is unacceptable and revisit the proposals. Mr. Gaffney said the Council could set their own rate and choose to reduce the rates, but not increase them. Director Vicars said at the meeting on July 17<sup>th</sup> the Council would see the final full report and informational materials, which will be sent to the citizens. City Manager Kirkwood said that for the record that Council has selected Option B, move forward with the public notice of the proposal, and return to Council with a report during the Month of July.

#### CITY COUNCIL COMMITTEES

Council Member Monroe will take Vice Mayor Flory's position as a Member of the Woodland Joint Unified School District 3 X 2 Committee; Council Member Peart will assume Vice Mayor Flory's position as a member of the Yolo County 2 X 2 and Council Member Monroe will assume Mayor Borchard's position as alternate; Council Member Peart will not serve as the member of the Yolo County Economic Development Council

and Council Member Dote will check her schedule to determine if she will be able to assume this position.

On motion by Mayor Borchard, seconded by Council Member Dote and carried by unanimous vote, the Council accepted the changes in appointments to the various Committees as discussed.

LETTER TO STATE REPRESENTATIVES REQUESTING REINSTATEMENT OF STATE'S SHARE OF FLOOD PROTECTION FEASIBILITY STUDY FUNDING

On motion by Mayor Borchard, seconded by Council Member Dote and carried by unanimous vote, the Council authorized the Mayor to sign a letter to the appropriate State Representatives requesting reinstatement of the State's \$200,000 share of the Flood Protection Feasibility Study funding for 2000-2001.

ADJOURNMENT:

At 8:45 p.m., the Council meeting was adjourned.

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City Clerk of the City of Woodland