

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

September 19, 2000

**CITY COUNCIL**  
**REGULAR SESSION**

Mayor Steve Borchard opened the regular session at 7:05 p.m.

**PLEDGE OF ALLEGIANCE**

Mayor Borchard 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: Borchard, Dote, Flory, Monroe, Peart

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Richard Kirkwood, Phillip Marler, Ann Siprelle, Del Hanson, Marie Bryan, Karl Diekman, Margaret Vicars, Gary Wegener, Steve Harris, Henry Agonia, John DeWeerd, Charlie Wilts, Gus Bush, Ken Bechthold, Guy Baerd, Greg Russell, Bruce Pollard, Ken Zeier, Ellasion Phillips, Bob Grandy

**MINUTES**

Council Member Dote requested the minutes of the August 15, 2000 meeting be removed from the motion as clarification was needed on an item. These minutes will return to the next meeting of the Council for consideration. On motion by Vice Mayor Flory, seconded by Council Member Peart and unanimously approved, the minutes of the regular City Council meetings of July 18, 2000 and September 5, 2000 were approved as presented.

WRITTEN COMMUNICATIONS

1. From Pacific Gas and Electric, a notice was received regarding its Notice of Distribution of Performance Standards Application.
2. From United States Senator Barbara Boxer, a letter was received regarding her request for procurement of funding from Federal appropriations for the Cache Creek Settling Basic project.

COMMITTEE REPORTS

1. From Library Services Director Marie Bryan, a report was received transmitting the minutes of the Library Board meetings of July 7, 17 and August 7, 2000.
2. From Finance Director Margaret Vicars, a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority meeting of August 23, 2000.
3. From Community Development Director Steve Harris, a report was received summarizing the action taken at the Planning Commission meeting of August 17, 2000, as follows:
  - a. The Commission conditionally approved a Use Permit for an Auto Repair Shop at 1121 East Street. They determined the proposed facility is consistent with the East Street Corridor Specific Plan and the General Plan and Zoning of the site.
  - b. The Commission continued the Holiday Inn Express Conditional Use Permit off-calendar and instructed staff to request the City Council to authorize City staff to undertake a special land use study of the area surrounding the Interstate 5/County Road 102 interchange.
4. From Community Development Director Steve Harris, a report was received summarizing the action taken at the Planning Commission meeting of September 7, 2000, as follows:
  - a. The Commission approved Tentative Parcel Map #4477 to divide a 6.42 acre parcel into 3.50 and 2.92 acre parcels. The proposed use is a mini storage complex.

- b. The Commission continued off-calendar the Kaufman and Broad Elevation Model Home Design Review for a portion of Tentative Subdivision Map #4060 located South of Interstate 5 and West of County Road 102.
- c. The Planning Commission also heard an Affordable Housing Programs and Policies Implementation Report from Director Harris.

5. From Public Works Director Gary Wegener, a report was received transmitting the minutes of the Traffic Safety Commission meeting of September 11, 2000.

#### PUBLIC COMMENT

Collette Stewart stated that attempting to watch the City Council meetings at home is difficult as the volume on the microphones varies and makes it extremely difficult to hear the Council and speakers. She also stated the equipment to display overheads does not always work and therefore those viewing at home or in the audience cannot see the materials clearly.

Dudley Holman said at the last Council meeting there was some discussion regarding possible Brown Act violations during the Planning Commission meetings. It was stated that training would be held for Commissioners and he would like the public to be invited to the training sessions. He then read some excerpts from the Act itself and gave Council copies of his excerpts.

Kenton Keithly of 417 Buena Tierra Drive, spoke and asked the Council Members to visit his home and speak with him regarding his concerns about the structure at 410 Casa Linda Drive. He stated this is a safety issue.

Dudley Holman extended his appreciation to the Council for putting safety of individuals above the saving of the Oak tree at 144 North Street.

#### COUNCIL STATEMENTS AND REQUESTS

Council Member Peart said that Woodland was well represented in the 150<sup>th</sup> birthday celebration for the State of California held in Sacramento on the weekend of September 9<sup>th</sup> and 10<sup>th</sup>. We received a great deal of recognition with our two antique fire apparatus on display.

He also asked the Council to consider some type of action on the abandoned grocery carts throughout the City. Council Member Dote said there was a session at the recent California League meeting on this issue and will provide them to the City Manager as models for a possible ordinance.

Council Member Dote discussed the Yolo County Gaining Ground meeting regarding land use issues, specifically the Habitat Conservation Plan. The County has negotiated a new contract with the consultant for the Plan and EIR at a lower cost than originally anticipated. They are proceeding and looking at the issue of governance needed to implement the Plan.

Council Member Dote attended a Woodland Joint Unified School District 3 X 2 meeting on the issue of the new high school and discussion is moving forward.

Vice Major Flory attended a 2 X 2 meeting with the County of Yolo and discussed the parking issues before the City and County.

Council Members Peart and Dote attended a Woodland Economic Renaissance Corporation meeting and discussed the microwave computer lines proposed for the area.

Mayor Borchard stated there is a 4<sup>th</sup> annual CASA event this Saturday, September 23<sup>rd</sup>, 5:00 p.m. at the Boyden residence, 27527 Mace Boulevard in Davis.

#### PRESENTATIONS

City Manager Kirkwood stated that item number two, "Presentation by Mr. Jan Lowrey of the Cache Creek Conservancy regarding channel improvements and tamarisk removal" was removed from the agenda at Mr. Lowrey's request and will be placed on the October 3, 2000 agenda.

#### LIBRARY BOARD REPORT AND PRESENTATION OF THE LIBRARY HERO AWARD TO GUS BUSH, CITY INFORMATION SERVICES MANAGER

Library Board President, Bud Goding, summarized the work plan of the Library Board which will come before the Council in more detail at their work session on September 26, 2000. Highlights of the plan are the campaign for Measure N, working drawings for the mechanical room shelves and beginning the project, revised evaluation format for the Library Services Director, recruitment of a Board Member to replace Sandra Briggs and budget review.

Library Services Director Marie Bryan stated that Gus Bush, the City Information Services Manager, has been very crucial to maintaining service to the Library when the server was down. She presented Mr. Bush with a perpetual plaque as this year's honoree. She also read a poem written by a member of the Library commending Mr. Bush for his excellent service.

RESOLUTION 4219 – A RESOLUTION OF APPRECIATION FOR BOB DAHL

Public Works Director Wegener stated that Bob Dahl was not feeling well and is unable to attend this evening. Public Works Director Wegener will accept the Resolution on Bob's behalf. The Council will present it to Mr. Dahl at his retirement luncheon on Friday, September 22, 2000. On motion by Council Member Peart, seconded by Council Member Dote and unanimously carried, the City Council adopted Resolution 4219, "A Resolution of Appreciation for Bob Dahl for his 43 years of service to the City of Woodland".

PROCLAMATION - DYNAMITE DOWNTOWN CHILI COOK-OFF DAY

On a motion by Council Member Dote, seconded by Vice Mayor Flory and unanimously carried, the City Council proclaimed Sunday, October 1, 2000, as the third annual Dynamite Downtown Chili Cook-off Day. John Fenrich of the Chamber of Commerce, presented a poster to the Council commemorating the event. Vice Mayor Flory read the proclamation and thanked and commended those who have worked on this and other events to promote the City.

PROCLAMATION OF OCTOBER 8-14, 2000 AS FIRE PREVENTION WEEK

On a motion by Council Member Peart, seconded by Council Member Monroe and unanimously carried, the City Council proclaimed the week of October 8-14, 2000 as Fire Prevention Week. Council Member Peart commended our Fire Department and presented the proclamation to Captain Ken Bechthold, Engineer Guy Baerd and Firefighter Greg Russell.

CONSENT CALENDAR

Council Member Dote removed the following item from the Consent Calendar:

9. Approve Resolution of Appreciation for Jean Kristensen

Council Member Peart removed the following items from the Consent Calendar:

13. Approve acquisition of pickup truck and ten-yard dump truck.
17. Receive report on the status of Sacramento Valley Organizing Commission (SVOC) Development agreements and activities

Mayor Borchard removed the following item from the Consent Calendar:

15. Receive Hot August Cruise Night 2000 event report and cost analysis.

RESOLUTION #4220 - A RESOLUTION OF APPRECIATION FOR JEAN KRISTENSEN

Council Member Dote asked that Resolution 4220 honoring retiring City Clerk, Jean Kristensen, be read in its entirety for those in attendance and at home. This Resolution will be presented to Ms. Kristensen at her official retirement dinner on Friday, September 22, 2000.

ACQUISITION OF PICKUP TRUCK AND TEN-YARD DUMP TRUCK

Council Member Peart stated he had originally opposed the purchase of the ten-yard dump truck. He commended Public Works Director Wegener and his staff for their research and background information regarding the advantages of this vehicle purchase to assist with those repairs as authorized by Measure H.

On a motion by Council Member Monroe, seconded by Council Member Peart and unanimously carried, the City Council approved the acquisition of one pickup truck in the amount \$18,975, and one ten-yard dump truck in the amount of \$84,505, as part of the previously approved fiscal year 2000-01 Vehicle Acquisition Program.

HOT AUGUST CRUISE NIGHT 2000 EVENT REPORT AND COST ANALYSIS

Mayor Borchard expressed his dismay that the Woodland Street Cruisers will no longer be supporting this event. He urged other organizations to sponsor and support this event in the future. He also asked to receive input from the

community regarding their thoughts on maintaining the event. Assistant City Manager Marler stated the Street Cruisers are planning a car show in May.

#### SACRAMENTO VALLEY ORGANIZING COMMITTEE (SVOC) STATUS REPORT

Council Member Peart stated this project has been ongoing for at least three years and does not seem to be moving forward. He feels we may be putting our resources into a project that will not come to fruition.

On a motion made by Vice Mayor Flory, seconded by Council Member Dote and unanimously carried, the City Council approved the following Consent Calendar items as presented:

#### OLIVE TREE ENVIRONMENTAL IMPACT REPORT AND THE TREE COMMISSION

The City Council received a report on the process to evaluate and make recommendations regarding the Olive Tree Environmental Impact Report and the Tree Commission.

#### LEASE AGREEMENT WITH WOODLAND LITTLE LEAGUE

The City Council approved the Lease Agreement between the City and the Woodland Little League for use and maintenance of snack bars and authorized the City Manager to execute the Lease Agreement on behalf of the City.

#### LEASE AGREEMENT WITH WOODLAND CAL RIPKEN LEAGUE

The City Council approved the Lease Agreement between the City and the Woodland Cal Ripken League for use and maintenance of snack bars and authorized the City Manager to execute the Lease Agreement on behalf of the City.

#### PROFESSIONAL SERVICES CONTRACT WITH WILLDAN TO PROVIDE INTERIM BUILDING OFFICIAL SERVICES

The City Council authorized the City Manager to enter into a professional services contract with Willdan to provide Interim Building Official Services for the Community Development Department.

TRAFFIC SIGNAL AT THE INTERSECTION OF TIDE COURT AND PIONEER AVENUE

The City Council accepted as complete the traffic signal at the intersection of Tide Court and Pioneer Avenue.

2000-01 LOCAL LAW ENFORCEMENT BLOCK GRANT APPLICATION

The City Council supported the application for the 2000-01 Local Law Enforcement Block Grant in the amount of \$68,924 from the United States Department of Justice, authorized matching funds of \$7,658 and approved a transfer of \$17,960 from these grant funds to the County of Yolo.

REPLACEMENT OF POLICE PATROL VEHICLE #163

The City Council authorized the purchase of a replacement Police Patrol Vehicle, Unit #163, in the amount of \$29,700.

HOMELESS COORDINATOR REPORT

The City Council received the Homeless Coordinator Monthly Report for August, 2000.

CITY COUNCIL AND SENIOR MANAGEMENT PLANNING RETREAT DATE

The City Council set November 18, 2000, as the date for the City Council and Senior Management annual planning retreat.

PUBLIC HEARING - STATE CITIZENS OPTION FOR PUBLIC SAFETY (COPS) PROGRAM USE OF FUNDS

Police Chief Del Hanson stated this item came before Council on September 5, 2000 and regarding the use of funds for salary and benefits for a fourth lieutenant's position in the Department. This funding would be for the period beginning 2000-01 through 2003-04. However, on September 8, 2000, Governor Davis signed legislation that may not provide full funding for the entire four-year period. Chief Hanson does not wish to move forward with approval of this position until full funding has been assured.

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Mayor Borchard opened the Public Hearing at 8:04 p.m. Supervisor Tom Stallard stated that the Board of Supervisors is partnering in this program. Mayor Borchard closed the public hearing at 8:06 p.m.

On a motion by Council Member Dote, seconded by Council Member Monroe and unanimously carried, the City Council continued the public hearing to the October 3, 2000 meeting.

PUBLIC HEARING - ACQUISITION OF PROPERTY AT COURT AND COLLEGE STREETS FOR A PARKING LOT/FACILITY

City Manager Richard Kirkwood presented a detailed report on the considerable parking problem in the downtown/government center area. He advised the Council of the availability of the property at the corner of Court and College Streets and that the option to purchase this piece at \$650,000 will lapse on October 6, 2000. Several meetings have been held with the Council Administrator, Vic Singh and Katherine White, the Court Administrator regarding the parking problem and possible solutions. One of the concerns would be the format of development of the property if purchased. A surface development could immediately be constructed until long and short-term funding sources for a structure could be obtained. Permit parking and fee parking were presented as options, which are both revenue sources.

Bob Grandy, Traffic Consultant, outlined the possible phasing of the development of the lot. The landscaping could also be accomplished in phases. City Manager Kirkwood feels this lot purchase would be prudent at this time. Should the Council decide in the future to look at parking lots and/or structures elsewhere, the property could be sold at a possible profit.

Mayor Borchard declared the public hearing open at 8:25 p.m.

Dudley Holman presented a parking study that had been undertaken by the City in 1983 and stated this parking problem is not a new issue. He expressed his concern that downtown businesses have benefit of the parking without contributing to the solution.

Bud Goding, President of the Library Board, expressed his frustration at the escalation of the parking problem since the Traffic Court moved across from the Library. He presented letters signed by Library patrons who have been unable to find parking nearby as the City lots are all utilized by the County and the Traffic Court.

Ed Shelley, local business owner, feels the problem is that short-term parking is being utilized by those who are unable to locate long-term parking. He urged the

Council to consider a parking structure and suggested the City change some of the time zones in the parking lots.

Bryce Birkman of Woodland Economic Renaissance Corporation and the Chamber of Commerce urged the Council to move forward on the purchase of the Court/College Street lot for parking. He thanked City Manager Kirkwood and Supervisors Pollock and Stallard for their willingness to move ahead.

Tina Garcia-Cadena of Yolo Connections and the Volunteer Connection has moved into a new building which has no parking available. She strongly supports any additional parking which can be provided.

Tom Stallard, Board of Supervisors, thanked City Manager Kirkwood for bringing this parking issue to the Council for consideration. All of the downtown area is impacted by the lack of parking. He did state that the Traffic Court will be moving to the County Building on Third and North in the future.

Anita Long of the Housedresser at 617 Main Street said that many of her customers are from outside of Woodland. When they cannot find parking, she loses business.

Major Borchard closed the Public Hearing at 8:45 p.m. City Manager Kirkwood stated this item will return to Council for consideration of the purchase of the property at Court and College Streets at their regular meeting on October 3, 2000. Council Member Peart asked about the \$445,000 General Fund Reserve usage for the purchase. City Manager Kirkwood stated we could borrow from this fund should that be necessary. Vice Mayor Flory said we will be looking at \$700,000 in improvements and asked how we could recoup this money. City Manager Kirkwood said this could be a temporary solution and we could recapture the money should the property be sold. Vice Mayor Flory then asked should another piece of property become available, would funding be available for purchase. City Manager Kirkwood feels there would be adequate funds available should other properties be considered for purchase. He also stated a parking management system will be put into place which will generate a revenue source.

Council Member Monroe asked if this lot has received a clearance from the State on hazardous materials and City Manager Kirkwood stated it has. He also asked if the lot would draw government employees off of street parking. While this cannot be guaranteed, it is hopeful that this option will be more palatable to employees of governmental agencies by providing permits for them to park in the lots. Council Member Monroe supports the purchase of this lot but does not want the surface lot proposed at this point to take precedence over a future parking structure.

Council Member Dote thanked City Manager Kirkwood for his comprehensive plan to assist the Council in their focus on the issue, as well as address the upgrade of the vacant lot under consideration.

Mayor Borchard feels we are working toward solutions to the lack of parking and asked for some assurance from the County that they are in support of the parking lot/structure concept. Supervisor Stallard said the Board is fully aware the County is part of the problem and is willing to meet their obligations to assist in the solution. He stated the building at Cottonwood and Beamer will generate fees of approximately \$440,000 which will go to the City. He also said that a County building in the downtown area as part of the Redevelopment will generate funds for the City. City Manager Kirkwood cautioned that these funds are not earmarked for the parking lot/structure. City Manager Kirkwood said the Cottonwood and Beamer project is a private development that is subject to the City permits and various development fee's as any other private development would be. These development fees are not exclusively earmarked or dedicated as a contribution to parking. City Manager Kirkwood said the Courts are in transition and are now under the jurisdiction of the State Superior Court. The Courts are contributing to the parking problem and should be a partner to helping solve the problem. He said he was told that at the present time the Courts do not have funding sources for capital improvements and are not able to participate in building new parking facilities at this time.

Mayor Borchard said the third phase is from the businesses and we need their commitment as well.

**Council Member Peart left the meeting at 9:09 p.m. and returned at 9:10 p.m.**

Finance Director Margaret Vicars stated that the 8% reserve is \$1.6 million and we will not be using any of the emergency reserve. This item will be continued to the first meeting in October and will be an action item to request approval of property acquisition.

**At 9:10 p.m., Mayor Borchard called a recess of the Council. The regular session reconvened at 9:23 p.m.**

TEMPORARY CONVENING OF THE REDEVELOPMENT AGENCY BOARD OF DIRECTORS

Mayor Borchard temporarily adjourned the meeting of the City Council at 9:23 p.m. in order to convene a meeting of the Woodland Redevelopment Agency Board of

Directors. See Agency minutes attached as Exhibit A. The City Council reconvened its meeting at 10:37 p.m.

**Mayor Borchard relinquished the gavel to Vice Major Flory and left the regular meeting of the Council at 10:38 p.m. Vice Major Flory noted there were four Council Members present which constitutes a quorum.**

REPORTS OF THE CITY MANAGER

REGULAR CALENDAR:

PILOT PROGRAM - ASSIGNED POLICE PATROL VEHICLE

Captain Terry Brown of the Woodland Police Department outlined the proposed program for deployment of Department resources to enhance the presence of Officers in the community. This would be accomplished by assigning two patrol vehicles to individual officers residing in Woodland.

**Vice Mayor Flory left the Council Chambers at 10:40 p.m. and returned at 10:41 p.m.**

A policy has been developed regarding this pilot program which identifies the processes and procedures. The Officers who would be participating in the pilot program have volunteered and are supportive of the process.

On motion by Council Member Monroe, seconded by Council Member Dote and unanimously carried, the City Council authorized the Police Department to assign two patrol vehicles to individual Police Officers in a pilot program to determine cost savings and enhanced neighborhood crime prevention.

RESOLUTION 4221 - WELL FIELD DEVELOPMENT FEASIBILITY STUDY AND  
RESOLUTION 4222 - SURFACE WATER DIVERSION FEASIBILITY STUDY

Public Works Engineer Ken Zeier summarized for the Council the proposals to study well field and surface water diversion projects as a result of the policy statements in the City's General Plan.

**On a motion by Council Member Dote, seconded by Council Member Peart, and unanimously carried, the City Council extended the Council meeting until 11:30 p.m.**

The goal of the City is to maintain a safe, reliable water supply for the present and future in the wake of possible degradation of well water quality, lowering water tables and threat of continued land subsidence. The funding will be utilized to investigate and select feasible water supply options. The City proposes to retain LTD Engineering of San Rafael which includes hydrogeologists, environmental scientists, a water resources manager, an agricultural engineer and an economist, who will report on the surface water supply. The well field study will require issuance of a new request for a consultant at some future Council meeting. Council Member Dote asked if this plan was connected to the Yolo County Water Plan and Engineer Zeier stated there is no direct connection.

On a motion by Council Member Monroe, seconded by Council Member Dote and unanimously carried, the Council (1) adopted Resolution 4221 - A Resolution to accept a grant under the California Safe, Clean and Reliable Water Supply Act for a well field feasibility study in the amount of \$485,600; (2) adopted Resolution 4222 - A Resolution to accept a grant under the California Safe, Clean and Reliable Water Supply Act for a surface water feasibility study in the amount of \$500,000; (3) designated the City Manager as the City's signatory to grant contracts with the California Department of Water Resources; and (4) designated the Public Works Director as the person to approve claims for grant reimbursements.

SPECIAL LAND USE REVIEW FOR INTERSTATE 5 AND COUNTY ROAD 102 BY THE PLANNING COMMISSION

Community Development Director Steve Harris stated the Planning Commission had previously reviewed the proposal for construction of a Holiday Inn Express. They have concerns regarding location, amount and appropriateness of commercial and industrial building in the vicinity of the freeway interchange at Interstate 5 and County Road 102. The proposed construction of the off ramp at this location would be addressed in this study as will all of the intersections in this area.

On a motion by Council Member Dote, seconded by Council Member Peart and unanimously carried, the Council authorized the City staff to undertake a

special land use planning study of the area surrounding the Interstate 5/County Road 102 interchange.

CONFLICT OF INTEREST CODE AMENDMENT

City Clerk Vannucci advised Council of the biennial requirement of the Political Reform Act to review their Conflict of Interest Code for accuracy and determine should changes be necessary. Senior Management has identified some needed changes to this Code which will return to the Council for action at their first meeting in December, 2000. Vice Mayor Flory observed the omission of the Planning Commission in the designations. The City Clerk will research this omission and report back to Council on her findings.

CITIZEN VOLUNTEER POLICY

City Manager Kirkwood summarized the proposal as requested by Council Member Dote in June, 2000. Council Member Dote was surprised regarding the numbers of volunteers utilized by the City. There had been a concern expressed regarding the utilization of volunteers for work normally performed by employees. Vice Mayor Flory cited Modesto and Grass Valley and their extensive use of volunteers.

ADJOURNMENT

At 11:16 p.m. the regular meeting was adjourned.

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Sue Vannucci, City Clerk of the City of Woodland