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

July 27, 1999

CITY COUNCIL ADJOURNED REGULAR SESSION

Mayor Losoya convened the City Council adjourned regular session at 7:00 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Losoya invited everyone present to join him in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Losoya, Borchard, Flory, Peart, Ryhal

(arrived at 7:05 p.m.)

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kirkwood, Marler, Kristensen, Agonia, Siprelle, Wegener,

Wilts, Harris, T. Brown, Bush, Phillips, Martin, Pollard,

MacNicholl, Moutinho, Tice, Wilson, and Vicars

MINUTES:

Vice Mayor Borchard pointed out that a correction was needed in page one of the June 22, 1999 special meeting minutes to indicate he spoke against the proposed agricultural contract division request of Turn of the Century to divide a 320 acre agricultural contract into two separate successor-in-interest agreements.

On motion of Council Member Flory, seconded by Council Member Peart and carried by the following vote, the City Council approved the minutes for the special Council meeting of June 22, 1999 (held in conjunction with a County Board of Supervisor's meeting at the Board's Chambers, County Administration building), as corrected:

AYES: COUNCIL MEMBERS: Borchard, Peart

NOES: COUNCIL MEMBERS: Flory

ABSTAINED: COUNCIL MEMBERS: Losoya ABSENT: COUNCIL MEMBERS: Ryhal

Council agreed to table the approval of the adjourned regular meeting minutes of June 22, 1999 until September 7, 1999 because a correction was needed in the roll call for the meeting.

WRITTEN COMMUNICATIONS:

- 1. From the State Department of Alcoholic Beverage Control a copy of an application was received for an off sale beer and wine license for property at 3 Main Street (Beacon station). Community Services Officer Ken Yamamoto had indicated that the Police Department has no concerns with the issuance of this license.
- 2. From Wendy C. York, attorney, a claim against the City was received on behalf of Courtney Fisk through her guardian Barbara Aragon. The claim was for injuries the claimant received at Ferns Park on April 30, 1999. The City's insurance representative recommended that the Council reject the claim and refer it to them.

On motion of Council Member Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council rejected the claim against the City submitted on behalf of Courtney Fisk through her guardian, Barbara Aragon, and referred the claim to the City's insurance representative.

Council Member Ryhal arrived at the Council meeting at 7:05 p.m.

COMMITTEE REPORTS:

1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board of Trustees meeting of June 21, 1999.

PUBLIC COMMENT:

Public Works Director Gary Wegener reported that he had a memorandum dated July 23, 1999, which he sent to Council relative to retention of EMCON, an environmental contractor, to do basic analysis at the Regional Park. He said this item was too late to place on this agenda, but since the Council is not meeting in August his intent was to notify the Council that staff is intending to proceed with this under the project that was previously authorized on the Regional Park. He said the expenditures through the end of August and

mid September will not exceed the amount that has already been authorized by Council on that project. He said this is work that does need to be done as part of the closure. He said if there are no objections voiced by Council staff will proceed.

The City Manager said this is a timing issue, and the memo is asking for commencement of work prior to the Council meeting of September 7, 1999. Council has taken action to hold no Council meetings during the month of August. He said the Council has previously taken action to move forward, but he would be adverse to entering into a contract if the Council wants to delay moving forward. He said he would be comfortable with an award and then give a report to Council at a later date.

The Public Works Director said his concern was to be able to get the earthwork proceeding on the Regional Park before winter sets in. He said this is work that had been budgeted in two previous operations and maintenance budgets. He said staff had been waiting to get word from the State.

Vice Mayor Borchard pointed out that the Public Works Director's remarks should be directed to the City Manager. He said because of the Brown Act the Council cannot make a decision on the item.

A motion by Council Member Peart, seconded by Council Member Borchard, to add the environmental work (earthwork) for closure of the City Landfill (Regional Park site) to this meeting's agenda failed to carry by the following vote:

AYES: COUNCIL MEMBERS: Borchard, Peart, Ryhal

NOES: COUNCIL MEMBERS: Flory, Losoya

(The item was not added to the agenda for this meeting because there was a 4/5 vote requirement to add the item, and only three voted "aye.")

COUNCIL STATEMENTS AND REQUESTS:

City Manager Richard Kirkwood introduced newly appointed Community Development Director Steve Harris. He said Mr. Harris has over 20 years of experience with community development at the director level, and Mr. Harris was most recently with the County of Los Alamos in New Mexico. Prior to that he said Mr. Harris had city experience as director of planning and community development with the City of Calabasas, California, and the City of Folsom.

The City Manager introduced newly appointed Police Captain Terry Brown. He said Mr. Brown has had 24 years of law enforcement experience, and there will be a swearing in ceremony for him on August 3, 1999.

The City Manager reminded Council Members that there will be a joint meeting of the Council and the Planning Commission on July 29, 1999, at 7:30 p.m. in the Council Chambers to discuss small town qualities. He said Vice Mayor Steve Borchard will be leading the meeting, and an agenda has been posted for this meeting. He invited members of the community to attend and share their ideas and vision as to what the public feels should be preserved and fostered as new development is considered in our community. The public testimony will be used to guide the City Council, the Planning Commission and the City staff in reviewing and modifying where necessary new proposed development for Woodland.

Council Member Ryhal said the Board of Supervisors on July 22, 1999 voted 5-0 to ask the City of Woodland to lead the effort on the creation of conservation easements coming from the elimination of the Williamson Act on 162 acres of the Russell property and the Turn of the Century plan. He said the Board at the same time decided to eliminate the Yolo Land Trust from this process because the Board felt the Trust lacked leadership on the issue. He said this leaves a proposal to Woodland. He requested a future meeting agenda item regarding conservation easements and Woodland creating its own land trust to set aside mitigations and easements for land that we are going to develop now and in the future.

Council Member Peart thanked those who attended the Fire Muster held in Woodland last weekend (July 24 and 25, 1999). He said the event was very well attended.

PRESENTATION ON PROPOSED YOLO COUNTY GREENLINE PLAN

County Supervisor David Rosenberg made a presentation on the proposed Yolo County Greenline Plan. He said all of the cities of Yolo County have one thing in common which is the preservation of agricultural land and the ability to keep our towns as small as possible and retain that small town feeling. He said about three or four years ago there was a 2 x 2 x 2 with the City of Woodland Council represented as well as the Davis City Council and the County. He said they discussed creating a clear delineation between the Cities of Woodland and Davis where the ag land is preserved. He said the time is now for the decision, but three years ago the time was not right for the decision. He said this tough decision can be made now to avoid the Cities growing together over time. He suggested an active dialogue within the City of Woodland to

establish an urban limit line on its southern boundary. He said he will ask the City of Davis to do the same thing for an urban limit line on its northern boundary. He said between the City of Davis, City of Woodland and County of Yolo they can reach an agreement to respect those decisions and make sure we preserve that agricultural land. He said the Board of Supervisors would like to see this dialogue regarding the preservation of land between Davis and Woodland continue.

Council Member Flory said as a member of the County/City 2 x 2 he suggested that the matter be referred to that subcommittee.

PRESENTATION BY CITY'S COMMUNICATIONS ADVISORY TEAM (CAT):

Sherri Management Analyst Martin, representing the Citv's Communications Advisory Team (CAT), gave Council a one-year progress report regarding the customer service response cards. She introduced other members of the Team: Ellasion Phillips from the Police Department, Esther Cortez from the Library, Jocelyn Smeltzer from the Parks, Recreation and Community Services Department, and Gus Bush from the Finance Department. She said the customer service response cards were put into place upon recommendation of two of the strategy teams that were formed to develop a program to carry out the goals of the City's Strategic Plan. She said the purpose of the customer service response cards was to assist the City in monitoring improvements to the City's customer service. The program was implemented by the Communications Advisory Team (CAT) in May of 1999. She briefed the Council on the process of using the response cards and the results of the cards She said there were 2,300 cards distributed to the different received. departments, and 119 cards were returned which represented 5 percent. She said the total expenditures to date for the cards, including printing, postage and tracking is \$967. She then reported on the lessons learned from the response cards and options for improvement.

ENVIRONMENTAL WORK FOR CLOSURE OF LANDFILL:

The City Manager said he was rethinking the Council's earlier 3-2 vote on adding an item to this agenda on the Regional Park issue. He said if there is consensus of the Council the Council can call for a special meeting at 7:15 p.m. on Thursday, July 29, 1999 to discuss the Landfill closure.

On motion of Council Member Peart, seconded by Council Member Flory and carried by unanimous vote, the City Council agreed to hold a special Council meeting at 7:15 p.m. on July 29, 1999 to consider an environmental contract for the Landfill closure (Regional Park site).

CONSENT CALENDAR:

Mayor Losoya said the Consent Calendar item regarding the R. C. Collet agreement for future acquisition of property at the I-5/102 Interchange will be pulled form the Consent Calendar because Legal Counsel has some additional documentation that was not distributed with the agenda material.

Vice Mayor Borchard asked that the letter regarding AB 982 be removed from the Consent Calendar.

On motion of Council Member Flory, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved the following Consent Calendar items:

POLICE LOCKER ROOM PROJECT:

The City Council granted the City Manager the authority to award the Police Locker Room Expansion contract to the lowest responsible bidder.

ANNUAL INTEGRATED WASTE MANAGEMENT BOARD REPORT

The City Council received the Annual Integrated Waste Management Board report.

LEASE AGREEMENT FOR FACILITIES USED BY WAVE PUBLIC ACCESS TV:

The City Council authorized the City Manager to execute an agreement renewing the lease of City facilities to the Woodland Access Visual Enterprise (WAVE).

STATE COPS FUNDS FOR PURCHASE OF TACTICAL BODY ARMOR:

The City Council authorized the Chief of Police to expend State COPS monies (not to exceed \$17,000) as 50 percent matching funds for the purchase of Tactical Body Armor for use by the Department's Crisis Negotiation Team, SWAT Team and POP Team.

<u>UPDATE ON THE FLOOD CONTROL TASK FORCE/MAJOR PROJECTS</u> FINANCING PLAN:

The City Council received an update on the Flood Control Task Force and approved the Major Project Financing Plan Project SD-31 Revision 1, and a Project Programming Summary Sheet for 98-47, Flood Threat Analysis, Appeal, and Feasibility Studies.

<u>UPDATE ON LEASE AGREEMENT/POTENTIAL FUTURE FOR NATIONAL GUARD ARMORY:</u>

The City Council received an update on the lease agreement and potential future for the National Guard Armory.

CONTRACT AMENDMENT WITH TSCHUDIN CONSULTING GROUP:

The City Council authorized the City Manager to sign a contract amendment with Tschudin Consulting Group to amend the billing rate for contract planning services; the Council approved an amendment of the Turn of the Century Specific Plan budget to increase the Contract Planner amount by \$20,000.

R.C. COLLET AGREEMENT FOR FUTURE ACQUISITION OF PROPERTY:

City Attorney Ann Siprelle said staff is asking the Council to approve an agreement with R.C. Collet for the possible future acquisition of property at the I-5/102 Interchange. She said missing from the Council's agenda packet was the primary agreement, the Option to Purchase Agreement, which she distributed to Council at the meeting. Included in the agenda material was a purchase agreement if the City determines it wants to exercise the Option to Purchase.

On motion of Council Member Flory, seconded by Council Member Peart and carried by unanimous vote, the City council authorized the City Manager to sign the Option Agreement and the Sign Relocation Agreement with Collet-Lukenbill Enterprises regarding future acquisition of Property at the I-5 /102 Interchange.

LETTER TO CALIFORNIA LEGISLATURE SUPPORTING AB 982:

Vice Mayor Borchard said he did not see the proposed letter to support AB 982 in the agenda material.

The Public Works Director said staff did not have time to put the letter together. He said someone from the Gualco Group is drafting the letter.

Mayor Losoya suggested that prior to signing all Council Members receive a copy of the letter.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council authorized a letter signed by the Mayor subject to review of the City Council and concurrence to be sent to the Governor and appropriate legislators in support of AB 982, Water Quality: Total Maximum Daily Loads.

PUBLIC HEARING - SIEVERS-PRUDLER ANNEXATION:

Mayor Losoya announced that this time was set as a public hearing to consider adoption of a resolution approving the Sievers/Prudler Annexation to the City of Woodland.

Senior Planner Bob MacNicholl said the Council is the conducting authority for an annexation, and the Council is considering a resolution to approve the annexation of a 43-acre parcel located immediately south of County Fair Mall and east of East Street. He said the matter has been before the LAFCO Board. He said one of the key provisions of the resolution provides that mitigation for loss of agricultural land in this annexation be compensated through the purchase of agricultural conservation easements equal to the amount of land developed for the proposal. He said at the time this matter went before LAFCO, LAFCO felt it was necessary to provide for mitigation, an offset for the loss of the ag land. He said there would be a requirement that one acre of easement be secured by the property owner for every acre that is developed.

Mayor Losoya opened the public hearing. There being no comments, he closed the hearing.

Resolution No. 4138:

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 4138 ordering the Sievers-Prudler Reorganization.

PUBLIC HEARING - CDBG FUND REALLOCATION:

Mayor Losoya announced that this time was set as a public hearing to consider approval of the reallocation of Community Development Block Grant (CDBG) Funds.

Assistant Planner Paul Hanson said the Council is being asked to take action on the reallocation of CDBG funds that have been returned to the City from the Development Assistance Corporation (DAC) of Yolo County. He said last year DAC was allocated \$100,000 of CDBG funds, but DAC has returned the funds because it cannot negotiate a satisfactory transaction with the Cottonwood Meadow Apartment owners which was going to be maintained as an affordable senior housing project. He said this leaves the City with \$100,000 of unallocated CDBG funds, and he said staff recommends streamlining the process by allocating to a project that received funding this year but did not receive their full requested amount. He said this recommendation would be for a project that also meets the primary goals of providing a health and shelter need and provides the same type of housing as DAC. He said staff feels that Friends of the Mission meets these objectives. Friends of the Mission proposes to build a transitional housing facility (homeless shelter). He said Friends of the Mission is a secular nonprofit component of the Yolo Wayfarer Center, which would operate the facility.

Mayor Losoya opened the public hearing. There being no comments, he closed the hearing.

On motion of Council Member Flory, seconded by Council Member Borchard and carried by unanimous vote, the City Council accepted a letter returning \$100,000 of allocated CDBG funds from the Development Assistance Corporation of Yolo County, and City Council reallocated the \$100,000 of CDBG funds to Friends of the Mission, a local nonprofit agency building a homeless facility in Woodland, which will be operated by the Yolo Wayfarer Center.

TEMPORARY CONVENING OF JOINT MEETING OF REDEVELOPMENT AGENCY AND CITY COUNCIL:

Mayor Losoya temporarily convened a joint meeting of the Woodland Redevelopment Agency Board and the Woodland City Council at 8:26 p.m. See Agency minutes attached to these Council minutes as Exhibit A. At 8:38 p.m. the joint meeting of the Redevelopment Agency and City Council was adjourned, and the Council meeting was reconvened. During the joint meeting the following Council action was taken:

RESOLUTION NO. 4139 - SECOND STREET STREETSCAPE IMPROVEMENTS:

On motion of Council Member Flory, seconded by Council Member Borchard and carried by the following vote, the City Council adopted Resolution No. 4139 revising the contribution agreement for construction of the Second Street streetscape improvements with Court Street Associates not to exceed \$161,500:

AYES: BOARD MEMBERS: Borchard, Flory, Losoya

NOES: BOARD MEMBERS: Peart, Ryhal

REPORTS OF THE CITY MANAGER:

REGULAR CALENDAR:

TURN OF THE CENTURY SPECIFIC PLAN SCHEDULE:

City Manager Richard Kirkwood presented a report to Council on behalf of Consultant Planner Heidi Tschudin. The timeline for the Turn of the Century Specific Plan has been an important issue from the start of the process. The original timeline established by the Council for this project anticipated submittal of the Specific Plan in March of 1998, and hearings on the specific plan 16 months later in July of 1999. Two versions of the Specific Plan were received in February of 1999 and the City immediately commenced an environmental review. The Contract Planner subsequently prepared a revised schedule that condensed the previous 16-month process into 9 months. He said the 45-day comment period is up on September 6, 1999, so the public will have the opportunity to make their comments in writing until September 6. The release of the final EIR will be mid to late October with Planning Commission hearings in November and City Council hearings in November and December.

UPDATE ON SOFTBALL AND SOCCER FIELDS:

Parks, Recreation and Community Services Director Henry Agonia gave Council a report on current efforts to address the softball and soccer facility needs of the community.

FINANCIAL SOFTWARE:

On motion of Council Member Peart, seconded by Council Member Flory and carried by unanimous vote, the City Council approved

the increase in dollar amount for purchase and implementation of new Financial Software, in an amount not to exceed \$25,000.

Council took a recess from 8:55 until 9:05 p.m.

STORM DRAIN FACILITIES MASTER PLAN:

Associate Civil Engineer Jon Tice requested Council approval of the Storm Drainage Facilities Master Plan with modifications and the use of the Beamer/Kentucky Storm Drainage detention pond site.

Dudley Holman said we enjoy a Municipal Services Center on Road 101, which is a beautiful facility. He said he thought the site was acquired and set up in the late 80's, probably 1988. He said it was a former mobile home building facility and was viewed as something that would serve the City as our community services center. At that time the City was operating both out of the Fifth Street Yard and the Sutter Street Yard. divided operations. He said the Council was convinced that the facility subsequently acquired would serve the City well and it has. However, it has not been paid for yet, and he said he did not think any payments have been made. It was financed by borrowing from the City water fund reserves and the sewer reserves. He recalled that borrowing was in the neighborhood of \$1.7 million about 10 to 12 years ago so interest has probably multiplied or brought it up to between \$2 million and \$3 million -none of which has been paid. He said the Council has been criticized that the Council did not set up more a locked in understanding of how that debt was to be repaid. The intention was, and it is a matter of record, that that was to paid for by the sale of the Sutter Street property, a good portion of the Beamer Street property and the Fifth Street property. None of this has happened. In the meantime he said a majority of this Council has given away the Sutter Street Yard. Now you are talking about possibly making use of that City-owned property on Beamer Street for retention pond. He said aranted the need is there, and the Council can follow that course, and again divert that property from possible sale. The Council has the authority to do that, but the debt still remains, and if not this Council, some future Council is going to face one horrendous payback because, again, no effort has been made to repay that debt. He said he sees these properties slipping away so that somebody at some time is going to face a terrific need in the water reserve fund or the sewer reserve fund and those monies are not there because they have not been repaid.

Council Member Ryhal requested that the City Manager find out more about this borrowed money and the current amount owed. He said maybe the Council needs to discuss the matter as a regular Council agenda item.

The City Manager said he will schedule the matter for a future agenda.

On motion of Council Member Peart, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the Storm Drain Facilities Master Plan (SDFMP) as a guidance and planning tool for the City's future storm drainage system, with modifications for maintaining flow to the Regional Park pond and considering "highest and best" use of the Beamer/Kentucky storm drainage detention pond site.

WETLANDS UPDATE:

Senior Civil Engineer Mike Horgan gave Council an update on the Wetlands workshop. He said the workshop is scheduled to be held on October 26, 1999, and the consultant will begin the session with an overview of wetland uses, including, wastewater treatment, wastewater disposal, habitat mitigation and enhancement and other uses. The Consultant will then discuss the purposes, benefits and detriments of each type of usage.

On motion of Council Member Peart, seconded by Council Member Borchard and carried by unanimous vote, the City Council appointed Council Member Peart to assist in the scoping and evaluation process for the related Wastewater Plan Update.

ALTERNATIVE ROAD REPAIR DESIGN CONCEPT:

Public Works Director Gary Wegener gave Council a report on an "in-situ soil and subgrade stabilization" process called GeoStabil, as an alternative to road repair. He said Council Member Ryhal requested a report on this alternative design concept. He said GeoStabil is a lime/soil cement process performed on the subgrade, which reduces or eliminates the need for imported aggregate base material. He said this type of product has particular applications where it is well suited and where it is not. He said it has particular applicability in areas that have not yet been developed, away from landscaped areas, and away from inhabited areas. He said the lime content can create health problems because it is

a hazardous material and has a very deleterious effect on landscaping. He said one of the drawbacks which Boyle Engineering as well as Geo Tech has had with this type of material is if the City would have to go back into the street section and do additional utility work, water lines, or sewer lines or new services. A break in the surface street is hard to repair and replicate. Another issue is the long-term maintenance cost. He said application of this product also requires a more technical analysis of the subgrade material before a particular mix can be applied. He said if this product was proposed by a developer the City would take a look at it, and the developer would have to do a detailed soils analysis.

Council Member Ryhal said this process has been used in Roseville and Sacramento. He asked the Public Works Director if he had viewed any sites where this product is used or asked any agencies, which have used it.

The Public Works Director said Roseville used the material on their baseline road approximately 9 years ago. He also said that Caltrans is reviewing the product but has not bought off on it yet.

Council Member Ryhal suggested having a manufacturer attend a Council meeting to explain the process in more detail.

Vice Mayor Borchard said he did not want to spend any more money on examining this product. He said the only time he would like to see it examined again is if a developer were to want to use it, and he wanted to be assured the Council will look at this issue again at that time.

Tom Lumbrazo presented photos to the Council of examples of the use of GeoStabil used in Roseville in a new subdivision. He said they do not use any gravel with the sub base but are using a dirt mix with a layer of lime. He said it is a system that can work and has potential application in areas with poor soils. He said in the City of Roseville Rod Jensen in the Public Works Department has experience with the product.

RESOLUTION NO. 4140 - SURFACE WATER USE FEASIBILITY STUDY:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted Resolution No. 4140 authorizing the Public Works Director on behalf of the City to make an application to the California Department of Water Resources to obtain a local projects feasibility study grant for a surface

water use feasibility study; and approved the Major Projects Finance Plan Project and Project Programming Summary Sheet.

COUNCIL SPEAKER TIMER/SPEAKER SEQUENCE CONTROL SYSTEM:

Council Member Flory said it would be a waste of time for two Council Members to review options for a Council speaker timer system and a speaker sequence control system for Council Chambers. He said Council already gave staff direction to proceed.

Vice Mayor Borchard said he would like to work with staff on the systems available.

On motion of Council Member Ryhal, seconded by Council Member Flory and carried by unanimous vote, the City Council designated Vice Mayor Borchard to review proposed options for a Council speaker timer system and a speaker sequence control system for the Council Chambers.

CONTRACT FOR ENGINEERING STAFF AUGMENTATION SERVICES:

On motion of Council Member Peart, seconded by Council Member Flory and carried by unanimous vote, the City Council awarded a contract for services in an amount not to exceed \$50,000 to Kleinfelder, Inc. to provide staff augmentation services for engineering support.

ANNUAL STRATEGIC PLANNING AND GOALS SETTING SESSION:

The City Council set October 23, 1999 as the date of its annual Strategic Planning and Goal Setting Session with the City's Senior Management Team.

CITY/COUNTY FAIR 2 X 2:

On motion of Council Borchard, seconded by Council Member Flory and carried by unanimous vote, the City Council appointed Council Members Steve Borchard and Daniel Ryhal to serve on a 2×2 with the Board of Directors of the 40^{th} District Agricultural Association.

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At 10:13 p.m. the regular meeting was adjourned.	
City Clerk of the City of Woodland	_