

Council Chambers
300 First Street
Woodland, California

October 29, 1996

The Woodland City Council met in special session at 6:00 p.m. in order to convene a closed session. Before the closed session the City Manager announced the purpose of the closed session which was a conference with legal counsel regarding anticipated litigation and significant exposure to litigation pursuant to Subdivision (b) of Sec. 54956.9, involving one case. Council Members present at the meeting were: Rominger, Borchard, Flory, Losoya, and Ryhal; Council Members absent: None. City Manager Kris Kristensen and City Attorney Ann Siprelle also attended the closed session. The special session and closed session were adjourned at 6:50 p.m.

Vice Mayor Losoya called to order the Woodland City Council adjourned regular session at 7:00 p.m. in the City Hall Council Chambers.

ROLL CALL:

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

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Siprelle, McDuffee, Wegener, Vicars, Dalton,
Horgan

CITY MANAGER ANNOUNCEMENT:

The City Manager said the City Council just completed a closed session for a conference with legal counsel regarding significant exposure to litigation pursuant to California Government Code Section 54956.9 (b).

Vice Mayor Losoya said the closed session was held to consider County Road 101 and the left turn issues from Gibson Road.

PUBLIC COMMENT:

Xavier Tafoya spoke in support of the passage of Measure B (the General Plan measure) on the November 5, 1996 Statewide election ballot.

The City Manager said it is necessary to replace a heating system at City Hall, and he requested that Council approve the addition of this item to the agenda.

On motion of Mayor Rominger, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved an addition to the agenda regarding consideration of the authorization purchase a heating unit for City Hall.

COUNTY ROAD 101/GIBSON ROAD INTERSECTION:

Vice Mayor Losoya said the Council at a closed session at 6:00 p.m. discussed the County Road/Gibson Road intersection, and he invited comments on the issue.

Council Member Borchard said if the Council enters into the process to consider changes to the intersection, it does not mean there will definitely be changes.

The City Manager said the process to amend the Southeast Area Specific Plan involving environmental review and conducting public hearings is estimated to take four to five months.

Mayor Rominger asked if the City will be changing the name of County Road 101. The City Manager said staff was intending to get the street name changed but held off pending a decision on the left turn issue.

There being no further comments, Council took the following action:

On motion of Mayor Rominger, seconded by Council Member Flory and carried by the following vote, the City Council directed staff to complete an agreement with Morrison Homes and at the completion of that agreement the City will begin the process of considering a change at the intersection of Gibson Road and County Road 101:

AYES: COUNCIL MEMBERS:	Flory, Ryhal, Rominger
NOES: COUNCIL MEMBERS:	Borchard, Losoya

Vice Mayor Losoya said he only voted "no" because we are not certain when the school (Willow Springs Elementary) is going to be moving. He said he is not against changing the intersection but he is against starting the process at this time.

The City Manager said as soon as the agreement is executed the environmental review process will begin to amend the Southeast Area Specific Plan.

HEARING - PREZONING CITY PROPERTY EAST OF COUNTY ROAD 102:

Vice Mayor Losoya said this time was set to consider the proposed prezoning of certain City properties east of County Road 102.

Senior Planner Colleen McDuffee said last January the Council expressed an interest in annexing the property the City owns east of County Road 102. That property includes the Regional Park site as well as the City's Wastewater Treatment Plant and is used by other users for wastewater treatment purposes. Prior to annexation, the property must be prezoned.

Vice Mayor Losoya opened the public hearing.

Rick Elkins said he was concerned about the timing of the prezoning.

There being no further comments, Vice Mayor Losoya closed the public hearing.

Ordinance No. 1292:

On motion of Mayor Rominger, seconded by Council Member Borchard and carried by the following roll call vote, the City Council introduced and read by title only Ordinance No. 1292, "An Ordinance Amending the Zoning Map of the City of Woodland by Prezoning the City-owned Properties East of County Road 102":

AYES: COUNCIL MEMBERS: Borchard, Ryhal, Rominger
NOES: COUNCIL MEMBERS: Flory, Losoya

WATER SUPPLY:

Senior Civil Engineer Mike Horgan said the City of Woodland is facing decisions regarding future water supplies for Woodland including continued reliance on groundwater, purchase of supplemental surface and/or groundwater, surface-groundwater conjunctive use, treated wastewater reuse, and reuse of urban and agricultural runoff. He said staff requests Council assistance in defining its concerns for the next phase of the scope of work for the Water Master Plan consultant, Montgomery Watson. So far with the Master Plan the City has retained Montgomery Watson as consultant engineers to prepare the basis for the General Plan, basically information on water supply and what would be necessary to serve the proposed growth areas. He said secondly they were engaged to briefly prepare an outline for a scope of work and costs for the study. Thirdly, Montgomery Watson has been engaged to work on the Master Plan Initial Phase. He presented a series of questions regarding water supply.

Council discussed quality of groundwater supplies, quality of other water supply options, reliability of groundwater supplies, subsidence, wastewater treatment, and urban and ag runoff reuse.

Mr. Horgan asked the Council and members of the viewing audience to review the questions, and he asked for comments about any concerns. He said City staff is trying to refine the information about water supply.

REPLACEMENT OF CITY HALL BOILER:

Public Works Director Gary Wegener said the boiler that serves one-third of City Hall including the Finance Department, Council Chambers and administration offices of Fire Station No. 1 has a hole in the metal casing of the boiler's heat exchanger. The boiler is approximately 33 years old and is a steam heat system. He said no replacement parts exist, and it is not feasible to have one manufactured. He said staff was able to find only one company in Texas which indicated they would be willing to manufacture the

replacement exchanger at an estimated cost of \$6,000 to \$8,000. The company stated it would take at least six to eight weeks to build and ship the unit to the City with no guarantee of time or cost. As an alternative he proposed replacing the steam boiler with a hot water boiler at a cost of \$14,000. By replacing the steam boiler, the City would eliminate the need for a heat exchanger; hot water would feed directly into the system's water pipes. The new boiler would be compatible with the existing equipment including air handlers and valves. He said the current City Hall operation and maintenance budget includes \$10,000 for the replacement of the heating/air conditioning unit which serves Engineering, Public Works Administration, and Human Resources. That unit was scheduled for replacement due to its age and the increasing cost of repairs. It is, however, still functioning, and staff feels its replacement could be postponed for one year. This would provide \$10,000 towards the cost of the boiler, with the remaining \$4,000 to come from contingency funds. Because one-third of City Hall is currently without heat, staff requested Council's authorization to set aside the bidding process and authorize sole source procurement due to the urgency involved. He said staff is currently negotiating with Cal-Air of Sacramento, the firm which provides the annual service on the City Hall equipment and is familiar with the system.

After Council discussion the following action was taken:

On motion of Mayor Rominger, seconded by Council Member Ryhal and carried by unanimous vote, the City Council authorized staff to replace the City Hall boiler from a sole source vendor, as an urgency item, in an amount not to exceed \$14,000.

FY 1995-96 COMPREHENSIVE FINANCIAL REPORT:

Finance Director Margaret Vicars reviewed the 1995-96 Comprehensive Audited Financial Report (CAFR). Representatives from the City's auditing firm of Maze and Associates were present at the meeting.

On motion of Council Member Borchard, seconded by Council Member Rominger and carried by unanimous vote, the City Council accepted the 1995-96 CAFR as presented.

ADJOURNMENT:

At 8:30 p.m. the meeting was adjourned.

City Clerk of the City of Woodland