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

July 6, 1999

# CITY COUNCIL SPECIAL SESSION/CLOSED SESSION

The Woodland City Council met in special session at 6:00 p.m. in the second floor conference room of City Hall in order to convene a closed session. Before the closed session the Mayor announced the closed session topic.

The Council then convened a closed session for a conference with real property negotiators, regarding 1.847 acres within APN 027-290-61. The City of Woodland's negotiator was Bob MacNicholl and the other negotiating party was Woodland Commerce Center. Under negotiation were price and terms of payment.

Council Members present at the special meeting were: Losoya, Borchard, Peart and Ryhal. Council Members absent: Flory. City Manager Richard Kirkwood and Assistant City Manager Phillip Marler were also present for the closed session.

The special session and closed session were adjourned at 7:05 p.m.

# CITY COUNCIL REGULAR SESSION

#### **CLOSED SESSION ANNOUNCEMENT:**

Mayor Losoya reported that the City Council met in closed session at 6:00 p.m. tonight to discuss real property negotiations. He said no decisions were made.

Mayor Losoya convened the City Council regular session at 7:07 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, Peart, Ryhal

COUNCIL MEMBERS ABSENT: Flory

STAFF PRESENT: Kirkwood, Marler, Vicars, J. Kristensen, Argonia, Siprelle,

Wegener, De Weerd, Wickstrom, Zeier, Martin, Tice

#### MINUTES:

On motion of Council Member Peart, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved the minutes for the adjourned Council meeting of May 25, 1999, and the regular Council meeting of June 1, 1999, as prepared.

#### WRITTEN COMMUNICATIONS:

1. From Francis Uribe a claim against the City was received regarding damage to her car windshield, which occurred on April 23, 1999, at County Road 102 south of Gibson Road. The City Clerk advised that the City's insurance representative recommended that City Council reject the claim and refer it to them.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council rejected the claim against the City of Woodland filed by Francis Uribe and referred the claim to the City's insurance representative.

2. From Racano and Racano, Attorneys at Law, a claim against the City was received on behalf of Maximino Omar Sanchez regarding personal injuries as a result of a traffic accident on January 19, 1999 on West Court Street near West Street. The City Clerk advised that the City's insurance representative recommended that the City Council reject the claim and refer it to them.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council rejected the claim against the City of Woodland filed on behalf of Maximino Omar Sanchez and referred the claim to the City's insurance representative.

3. From Amy Molina a claim against the City was received regarding the towing and impounding of her vehicle on May 12, 1999. The City's insurance representative recommended that the City Council reject the claim and refer it to them.

On motion of Council Member Peart, seconded by Council Member Ryhal and carried by unanimous vote, the City Council rejected the claim against the City of

Woodland filed by Amy Molina and referred the claim to the City's insurance representative.

4. From Sergei Shkurkin, Yolo County Homeless Coordinator, a report was received regarding Homeless Coordinator activities for May 1999.

# **COMMITTEE REPORTS**:

- 1. From Public Works Director Gary Wegener a report was received transmitting the minutes of the Water Resources Association meeting of May 17, 1999.
- 2. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board of Trustees meeting of June 7, 1999.
- 3. From the Public Works Director a report was received transmitting the minutes of the Traffic Safety Commission meeting of June 7, 1999.
- 4. From Assistant City Manager Phillip Marler a report was received summarizing action taken at the Commission on Aging meeting of June 8, 1999.
- 5. From the Public Works Director a report was received transmitting the minutes of the Tree Commission meeting of June 14, 1999.
- 6. From Interim Community Development Director Don Fleming a report was received summarizing action taken at the Planning Commission meeting of June 17, 1999, as follows:
  - a. Commission continued the Freeway Sign Plan Study to the July 1, 1999 Commission meeting.
  - b. Commission reviewed the Storm Drain Master Plan documents for consistency with the City's General Plan and recommended Council approval of these documents.
  - c. Commission continued the report on Sign Relocation of the Welcome to Woodland Sign to the July 1, 1999 meeting.
- 7. From the Assistant City Manager a report was received transmitting the minutes of the Personnel Board meeting of June 21, 1999.
- 8. From the Finance Director Margaret Vicars a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority Board meeting of June 23, 1999.

#### PUBLIC COMMENT:

Elaine Rominger (former Mayor), the City's representative on the Reclamation District No. 2035 Board, advised of an ongoing problem with the levee which she reported to Council last Spring after some wind and wave action. She said the problem area is about a mile and a quarter long, and the Reclamation District Board and staff have been working with the Army Corps of Engineers. She said the Army Corps only wants to replace the damaged levee portion with soil and the District Board is pushing for replacement with rock. She said the Army Corps' reasoning is that this is habitat area. She said she talked with Congressman Doug Ose earlier in the year to tell him about their concerns with the levee and that if this weak portion of the levee were to break it would flood the City of Davis, the Yolo County landfill and then come back into Woodland. She said this is a serious matter. When she talked to Congressman Ose she said she expressed the intent and purpose of the levee was for flood control with drainage and that the habitat concerns that the Army Corps of Engineers had should be secondary to the flood control issues, and he agreed. She said hopefully the District Board is getting some cooperation from him and some intervention with him so that things move along on a long term basis rather than short term and provide the safety that is needed for the community in Yolo County. Secondly, she said she wanted to offer her resignation as a Trustee to the Reclamation District Board effective She said she moved out of the County about a year ago and her immediately. business responsibilities have doubled so she cannot continue to serve.

Council Member Peart asked which levee Ms. Rominger was referring to.

Ms. Rominger said the problem area is the west levee of the Bypass near the City of Davis and also near Willow Slough.

Council thanked Elaine Rominger for serving as the City's representative on the District Board. Mayor Losoya pointed out that the City's alternate to Elaine's position is Council Member Daniel Ryhal.

#### **COUNCIL STATEMENTS AND REQUESTS:**

Council Member Peart said he has been hearing rumors on an SVOC project problem and he requested a full update on the project at the next Council meeting. Also, he asked for an update on where the City really stands on the City's Wastewater Treatment Permit.

Vice Mayor Borchard requested that an item be placed on the next meeting agenda for the Council to consider opposing SB 496 which is "the Wild and Scenic River Designation for the South Yuba River." He said he is concerned about this because the river is highly regulated already. He said if we are not allowed to use this stretch for storage in the future to keep up with California's demand for water, we are going to have less water to use and less ability to curb a river like the Yuba River.

City Manager Richard Kirkwood said he will assign the SB 496 item to the July 27, 1999 Council agenda, and he will ask the Public Works Director to prepare a report. With regard to the SVOC project he said the Community Development Department will prepare a report for the July 27 meeting as a Consent Calendar item.

Public Works Director Gary Wegener said a tour of Cache Creek for the Flood Plain Task Force was scheduled for July 10, but the Task Force would like more time to study the various options. That July 10 tour will be cancelled and will be rescheduled at the July 15 Task Force meeting. He said the tour will likely be July 31.

# CERTIFICATES OF APPRECIATION TO JULY 4<sup>TH</sup> FIREWORKS CONTRIBUTORS:

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved Certificates of Appreciation for sponsors of the City of Woodland's 1999 Fourth of July Celebration.

Council Member Peart thanked Lonny Wunder and Carl Martinez for co-chairing the event. He then presented certificates to representatives of the five businesses which contributed to the fireworks: Nugget Market, V. Santoni and Company, Kraft Brothers (Paul Wiggins), Young and Rau Investment Services (Steve Rau) and The Daily Democrat (Jim Smith). He said they contributed \$6,000 to put the fireworks display on.

#### PERSONNEL BOARD PRESENTATION:

Lisa Gaby of the Personnel Board gave the Council a brief overview of the Board's functions and past year activities.

#### RESOLUTION NO. 4134 - PARKS AND RECREATION MONTH:

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council adopted Resolution 4134 to recognize "July as Parks and Recreation Month."

The City Manager introduced newly appointed Parks, Recreation and Community Services Director Henry Agonia. He also thanked Assistant City Manager Phillip Marler for serving as acting Director.

Mayor Losoya presented the Resolution to Carol Souza Cole, a member of the Parks, Recreation and Community Services Commission.

#### **CONSENT CALENDAR:**

Mayor Losoya requested that the proposed Resolution condemning attacks on Sacramento Area Synagogues be removed from the Consent Calendar.

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

#### PARKS, RECREATION AND COMMUNITY SERVICES MONTHLY REPORT:

The City Council received the Parks, Recreation and Community Services Department monthly report.

#### COMMUNITY DEVELOPMENT MONTHLY REPORT:

The City Council received the Community Development Department projects monthly report.

# <u>PUBLIC WORKS MONTHLY REPORT AND CAPITAL BUDGET</u> IMPLEMENTATION STATUS REPORT:

The City Council received the Public Works Department Monthly Report and the Capital Budget Implementation Status Report.

#### TREASURER'S REPORT FOR MAY 1999:

The City Council accepted the May 1999 Treasurer's Investment Report.

#### PURCHASE OF WATER TENDER:

The City Council authorized the Purchasing Manager and the Equipment Services Manager to negotiate the purchase of a new cab and chassis to be used to build a replacement water tender. The total cost of the cab and chassis will not exceed \$90,000. The City Council agreed to join the Springlake Fire Protection District by signing Resolution 99-2 agreeing to the joint purchase of a replacement water tender not to exceed \$180,000.00.

#### SNACKBAR LEASE WITH WOODLAND LITTLE LEAGUE:

The City Council authorized the City Manager to sign the lease agreement for use of the snack bars by Woodland Little League at Clark, Buchignani and Camerena I and II Fields.

#### COMPLETION OF SUBDIVISION 4317 FOR TIM SNOW:

The City Council accepted as complete the improvements constructed as part of Subdivision No. 4317 for Tim Snow; directed the City Clerk to file a notice

of completion; and authorized the Mayor and City Manager to sign the notice of completion.

# <u>RESOLUTION NO.4135 - CONDEMNING ATTACKS ON SACRAMENTO AREA SYNAGOGUES:</u>

Mayor Losoya said he had requested that a resolution be adopted denouncing hate crimes and specifically the arsonist attacks at three Sacramento area synagogues, which took place on June 18, 1999. He said he felt it was important that the Council publicly denounce these kinds of crimes.

On motion of Council Member Borchard, seconded by Council Member Peart and carried by unanimous vote, the City Council adopted Resolution No. 4135, condemning the attacks on Sacramento Area Synagogues.

#### TEMPORARY CONVENING OF REDEVELOPMENT MEETING:

Mayor Losoya temporarily convened a meeting of the Woodland Redevelopment Agency Board at 7:42 p.m. See Agency minutes attached to these Council minutes as Exhibit A. At 7:56 p.m. the Redevelopment Agency meeting was adjourned, and the Council meeting was reconvened.

#### REPORTS OF THE CITY MANAGER:

#### REGULAR CALENDAR:

#### COUNCIL MEETING SCHEDULE FOR AUGUST 1999:

City Manager Richard Kirkwood reported on the Turn of the Century (TOC) Project and the upcoming schedule of meetings. He said a joint workshop between the City Council and the Planning Commission is set for July 15, 1999, at 7:30 p.m. in the Council Chambers to introduce the turn of the TOC Specific Plan to the community. He said the primary report will be presented by the contract planner Heidi Tschudin. He said Ms. Tschudin will be giving an overview of the specific plan, the public review process, the schedule, and then the Commission Members and Council Members may ask questions with regard to the issues. Then the public will be invited to ask questions and provide comments. At that point, he said, the applicant Tom Lumbrazo of TOC will have an opportunity to make comments. The City Manager said there will be publicity in the newspaper to get a good turnout for the meeting. He said another item is a workshop which the City Council had discussed in October of 1998 and asked

Vice Mayor Borchard to develop a community forum that would deal with the issue of what is the small town atmosphere in Woodland, particularly as it relates to the growth areas. He said this meeting is scheduled for July 29, and he suggested another joint meeting of the Planning Commission and the City Council with the Vice Mayor presiding. He said he and Ms. Tschudin plan to work with Vice Mayor Borchard to develop the July 29 agenda.

# **NEW TELEPHONE SYSTEM**:

Finance Director Margaret Vicars gave Council a review of the proposed new telephone system for the City. She said with the coming of the year 2000 the City's existing telephone system will not be Y2K compliant. She said the City's voice mail system is also not compliant. She noted that Keith Ott from County General Services Agency and Bruce Andreozzi are present at the meeting as well as Gus Bush, the City's Information Systems Manager. She said the City has received estimates from \$12,000 to \$20,000 to bring the systems up to date. She said City staff has been working with County staff about a year to review joining a county-wide telephone system. Currently Yolo County offices, the City of Davis, and the Yolo County Communications Emergency Services Agency are on the same system. She said the City of West Sacramento is also considering joining the system in the near future. The new system would allow four-digit dialing to any County office from a City extension. If approved by the Council, the agreement will be going before the Board of Supervisors on July 20. She said they anticipate construction underway in August and completion in September.

On motion of Council Member Ryhal, seconded by Council Member Peart and carried by unanimous vote, the City council authorized the City Manager to enter into a contract with the County of Yolo, as a sole source provider, for the City of Woodland telephone system.

#### CITY'S "TWO IN/TWO OUT" POLICY:

The City Manager said the Council received a report by Acting Fire Chief Kent Wickstrom on May 18 to inform the Council and the community of the OSHA respiratory regulations that was subsequently adopted by Cal OSHA and deals with respiratory regulations for fire service which effects Woodland. He said the law is that by May 22 the City shall put forth rules and regulations on how the City will comply with the new OSHA respiratory act. He said the Act, known as the "Two In/Two Out" regulation provides that when there is a fire there must be at least two firefighters who are appropriately geared up with protection attire and provides officer protection and safety before they actually enter into a structure that is on fire. This means there are two officers outside the structure for the safety of the two officers who are inside the structure. He

said Acting Chief Wickstrom gave the Council four different scenarios that range from adding three new firefighters to nine firefighters at a cost of \$485,000 and a change in our dispatch procedures. He said the recommendation is to increase the minimum staffing on the squad by using overtime firefighters, increasing our current level of staffing from ten to eleven at an annual cost of \$91,800. He said there was concern expressed by the Acting Chief that we do have funding constraints, and he said the Acting Chief indicated that his recommendation made on May 18 was reasonable but not operable for the Council and the community. He said Council Member Peart met with him and the Acting Fire Chief to consider additional information and do some additional outreach on June 8. He said they established three goals they wanted to achieve. The first goal was to meet and comply with OSHA rules and regulations and find a way to achieve that within the fiscal restraints we have as a community. He said we need to be mindful of the safety issues of our firefighters but also for property and lives of the people who are experiencing a fire. He said there needs to be a full discussion of the issues for policy determination, and existing and future resources must be used to gain maximum efficiency. He said Council Member Peart at the May 18 meeting discussed using volunteers who would go through additional training. He said on June 8 they discussed solutions, including following the existing fire call policy of the three-person engine company, making sure the Fire Department meets its four-minute or less response to fire calls in the community. He said that at all structure fire calls there is a second and third engine that would respond automatically without hiring additional firefighters but using existing resources. He said they discussed but did not recommend in the budget the funding of a Deputy Fire Marshall position to provide support to the Fire Marshall. He said this community has done an outstanding job of making sure we have up to date policies with regard to building and construction materials. He said Woodland is one of the few communities in the country that has a residential sprinkling fire ordinance for residential construction. He said all new commercial construction requires sprinkling. He said there has been a recommendation from the Firefighters Association to add six new firefighters which is estimated to cost \$323,333 per year. He said the guestion is what is the margin of benefit for that cost, but he said he did not know the answer to that yet.

He said his recommendation is that the City Council first acknowledge that the Fire Department Operations and Procedures Two In Two Out General Order #640.00.02 does exist and give the Acting Fire Chief the opportunity to exercise that General Order, get some experience with the exercise of that General Order, and continue to assess how that influences how fire services are provided in our community.

Acting Fire Chief Kent Wickstrom gave background on the review of trying to find solutions to comply with the General Order.

The City Manager said he wanted to keep this agenda item open for further discussion later and give the Fire Department some time to work with the General Order.

On motion of Council Member Peart, seconded by Council Member Ryhal and carried by unanimous vote, the City Council acknowledged the Woodland Fire Department Operations and Procedures Two In Two Out General Order #640.00.02; directed the Acting Fire Chief and members of the Fire Department to comply with the Respiratory Protection Regulations and to use existing resources (including use of volunteers) to maximum efficiency.

# <u>DEFAULTED LOAN REPAYMENT PROPOSAL FOR WOODLAND GYMNASTICS</u>:

Assistant City Manager Phil Marler asked Council to consider the defaulted loan of Woodland Gymnastics. He said at the May 25 study session on the budget one of the issues Council discussed was a \$5,000 annual contribution the City had been making to the Woodland Gymnastics program. He said the City does not have any other such programs available to the youth, and that contribution had been occurring year after year. He said the \$5,000 had been cut from the Parks, Recreation and Community Services budget, and the Council reinstated the \$5,000 but left the unfinished issue of the loan Woodland Gymnastics had received from the City two years ago. He said it was a \$12,500 loan to Woodland Gymnastics to move into their new facility, and Woodland Gymnastics was to have repaid the loan in two large lump sum payments. Of the \$12,500, Woodland Gymnastics defaulted on \$4,370. He said they paid \$300 back and the rest was made up in facility credits. He said the Parks, Recreation and Community Services Commission and the Council requested that staff work with Woodland Gymnastics, look at their financial statements, and develop some repayment options. He then outlined two options.

Julie Gardner representing Woodland Gymnastics, said they would prefer to keep paying \$100 per month and pay off the remaining balance with proceeds from the Y2K Fireworks fundraiser. She said however, that they are not guaranteed a space to sell the Y2K fireworks even though they were the second group to file an application for a stand.

### Council discussion followed.

A motion by Council Member Ryhal that Woodland Gymnastics pay \$4,370 in payments of \$100 per month for 44 months, and in the event that 44 months expires and Woodland Gymnastics has not paid it off then the 10 percent interests would apply failed to get a second.

On motion of Council Member Peart, seconded by Council Member Borchard and carried by the following vote, the City Council approved a loan repayment for Woodland Gymnastics, which has defaulted on a City provided loan, and the City Council specifically approved loan repayment Option A:

- 1. Woodland Gymnastics shall pay \$100 per month for May 1999 through December 1999.
- 2. Woodland Gymnastics shall pay off the remaining balance in January 2000 with proceeds from Y2K Fireworks fundraiser.
- 3. If there is any remaining balance after January 2000, Woodland Gymnastics shall continue to pay \$100 per month.
- 4. The 10 percent interest provision (per the agreement) shall be applied on all unpaid balances.
  - If payments of \$100 per month are made (with no Y2K fundraiser payoff), it will take 4 years and 7 months for Woodland Gymnastics to pay of this obligation.

AYES: COUNCIL MEMBERS: Borchard, Peart, Losoya

NOES; COUNCIL MEMBERS: Ryhal

ABSENT: COUNCIL MEMBERS: Flory

#### REPAYMENT PLANS FOR BASEBALL/SOFTBALL GROUPS:

The Assistant City Manager reported that Woodland Adult Softball Association (WASA), Woodland Babe Ruth and Woodland Little League have outstanding financial obligations to the City. He said this is similar to the Woodland Gymnastics situation in that there are community groups providing valuable service and recreational opportunities and have financial obligations to the City. The difference is that these are expenses that should have been paid as time went along for player fees and utility bills and are not based upon a contractual agreement or promissory note. He said in 1997 and 1998 bills were not sent out to these groups. He said Babe Ruth owes \$8,500, and they have made a payment of \$3,378 with a balance due of \$5,135. Little League started out with an obligation of \$32,000 and has a balance of \$15,514. Woodland Adult Softball Association made some payments and utility offsets with a balance of \$12,400. He said the Parks, Recreation and Community Services Commission reviewed the outstanding obligations of the groups.

A motion of Council Member Peart, seconded by Council Member Borchard to approve repayment Option A for Woodland Adult Sports Association failed to carry by the following vote:

AYES: COUNCIL MEMBERS: Borchard, Peart NOES; COUNCIL MEMBERS: Ryhal, Losoya

ABSENT: COUNCIL MEMBERS: Florv

On motion of Council Member Ryhal, seconded by Council Member Peart, and carried by unanimous vote, the City Council approved the past due financial obligations of Woodland Adult Sports Association (WASA) and approved Repayment Option B to forgive \$5,919 in electric bills making the amount owed \$12,400, approved WASA repaying \$500 per month for 24 months, paying current and future electrical bills monthly, and paying \$6,593 in December 1999 as scheduled.

- This option would be an exception to the agreement with WASA.
- \$5,919 is the electrical cost for Harris and Dubach in the "off-season" months of November through March. Given the City's failure to bill WASA, the flooding of Dubach and the subsequent loss of softball teams (and therefore income), WASA had requested this consideration.

On motion of Council Member Borchard, seconded by Council Member Ryhal, and carried by unanimous vote, the City Council approved the past due financial obligations of Woodland Babe Ruth and approved Repayment Option B to require Woodland Babe Ruth to pay half of the past due amount of \$2,568 with the January 2000 billing and the remaining half of the past due amount of \$2,568 with the July 2000 billing.

On motion of Council Member Borchard, seconded by Council Member Peart, and carried by unanimous vote, the City Council approved the past due financial obligations of Woodland Little League and approved a Repayment Plan to require Woodland Little League to pay \$500 per month, every month, for the next 31 months, keeping all other obligations and debts current with the City of Woodland.

# Council took a recess from 9:42 p.m. until 9:52 p.m.

#### REGIONAL PARK – SOFTBALL COMPLEX ENGINEERING:

Assistant City Manager Phil Marler requested Council approval of the Project Programming Summary Sheet for the Regional Park Softball Complex (Project No. 99-13) which only includes funds in the amount of \$82,500 for the construction design of the Regional (Community) Park. This would be an incremental approach and includes the rough grading of the entire northern park of the complex and the design of the four-leaf clover softball complex, parking lot and maintenance building with the idea that as funds and resources become available the build out can be completed with a refreshment stand, restrooms, and other ball fields.

Jack Slaven, former Council Member, said if Woodland is planning to build a facility for one of the major adult recreation areas in which thousands will participate, does Woodland want to do it in an insect (gnats and mosquitoes) infested area (Regional Park). He asked if this was the best opportunity or the only opportunity. He said he realized he is late with his comments and these problems with the project should have been investigated long before now. He said one of the biggest recreation programs for teenagers has been softball, so it is very important to develop these facilities. He said even though discussion of development of the Regional Park began in the 1970's maybe we need to move a little slower and look at some other locations for facilities. He said he felt Yolo County should be involved. He also commented on the lack of soccer facilities in Woodland.

Skip Davies, Parks, Recreation and Community Services Commission, said over the last three or four years the Commission has been very involved in the Regional Park project. He said the Park and Recreation Plan shows ten fields in deficit at seven acres per field. He said at one point the deficit was at seven. Then three fields were lost at Dubach Field. He said the Commission has been looking all around Woodland for all possible parcels. He said the Commission recommends that we go forward with the Regional Park plan because this is what we have at the present time. He said this is a doable project by the use of community resources to develop five softball fields and one baseball field. He said the Commission is aware of the problem with gnats in the area. This problem also exists at Yuba College on Road 24 and at the Mountain Valley Golf Course on Road 102.

Council discussion followed.

On motion of Council Member Peart, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved the Project Programming Summary Sheet for Regional Park Project 99-13, and authorized the City Manager (or designee) to contract with a firm to design the first phase of the Regional Park.

#### NEW LEASE FOR FACILITIES USED BY UNITED WAY AND TOY LIBRARY:

The Assistant City Manager asked Council to consider an early renewal of the lease agreement for United Way and a new lease agreement for the Toy Library. He said in 1995 the Council considered different proposals to use the former Parks, Recreation and Community Services administrative building at 1017 Main Street, which is adjacent to Freeman Park. The winner of that process was United Way. He said there, however, was one area, a 24-foot by 24-foot room that United Way did not need, and the idea was that United Way could use the space or the Toy Library could use the space. Ultimately the Toy Library moved in, but no sublease agreement was ever created as was required

in the contract with United Way. There was a five-year lease with United Way, which does not expire until next year, but because of the need to separate the different areas with respect to utility bills, etc. The leases will have the fire insurance on the property proportionally split between the two agencies, but United Way, which occupies over three-fourths of the building will pay all of the utility bills for the entire building. He said the proposal is for five-year agreements with each agency beginning July 1.

On motion of Council Member Borchard, seconded by Council Member Peart and carried by unanimous vote, the City Council authorized the City Manager to execute an agreement renewing the lease of City facilities at 1017 Main Street to Woodland United Way and authorized the City Manager to execute an agreement establishing a lease with the Toy Library.

### HEATING, VENTILATION & AIR CONDITIONING FOR CITY FACILITIES:

Management Analyst Sherri Martin outlined the process of soliciting bids for Heating, Ventilation and Air Conditioning equipment maintenance. She said two bids were received. She said a comprehensive maintenance program was viewed as the best way to proceed because there is not any other backup with other agencies. One bid was from Honeywell and the other was from Clark and Rush. She said the recommendation is to contract with Honeywell because they deal with other public agencies. She proposed a one-year contract.

Council Member Peart said he was very supportive of awarding the bid to Honeywell.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council awarded the bid for Heating, Ventilation and Air Conditioning (HVAC) equipment maintenance for City-owned buildings to Honeywell, Inc., in the amount of \$54,679.00 per year.

#### RESOLUTION NO. 4136 - REMOTE WELL FIELD FEASIBILITY STUDY:

Ken Zeier of the Public Works Department, Utility Division, requested Council approval of a resolution for a Proposition 204 grant application for a remote well field feasibility study. He said last December Council discussed water supply alternatives and the recommendation was to stay with wells and possibly looking at a well field concept. He said two things are valuable with the study. He said the City is going to continue pumping groundwater and it is good to know more about what is down there, and the feasibility study will help the City do that. He said one of the parts of the work plan is a line item for putting in a deep test well and pumping it. He said the City of Davis pumps from the deeper aquifers, and the City of Woodland pumps from about 100 feet below

sea level to about 400 feet below sea level. He said the study would move that down another 300 to 400 feet to see what kind of water is down there.

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council extended the Council meeting from 10:30 p.m. until 11:00 p.m.

On motion of Council Member Peart, seconded by Council Member Ryhal and carried by unanimous vote, the City Council adopted Resolution No. 4136 authorizing the Public Works Director on behalf of the City of Woodland to make an application to the California Department of Water Resources to obtain a local projects feasibility study (Proposition 204) grant for a groundwater feasibility study.

### **GRANT APPLICATION FOR SURFACE WATER USE:**

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council received the Public Works Department update on the status of the preparation of a surface water use feasibility study work plan/(Proposition 204) grant application and authorized and expanded the scope to include possible municipal and industrial use.

### ANNUAL RATES FOR SOUTHEAST AREAS INFRASTRUCTURE FUNDS:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City council adopted the revised rates for the Southeast Area Infrastructure Fee (attached to these minutes as Exhibit B).

#### STORM DRAIN MASTER PLAN:

On motion of Council Member Ryhal, seconded by Council Member Peart and carried by unanimous vote, the City Council extended the Council meeting from 11:00 p.m. until 11:30 p.m.

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved the Storm Drainage Facilities Master Plan (SDFMP) as a guidance and planning tool for the City's future storm drainage system.

On motion of Council Member Ryhal, seconded by Council Member Borchard and carried by unanimous vote, the City Council extended the Council meeting from 11:30 p.m. until 11:45 p.m.

# WATER, STORM DRAIN, WASTEWATER PROJECTS:

On motion of Council Member Peart, seconded by Council Member Borchard and carried by unanimous vote, the City Council authorized additional expenditures in the amount of \$64,431 for a contract total of \$709,951 for the Water, Storm Drain, Wastewater System Projects, Project Nos. 96-17 and 97-17.

# **LIBRARY DRAINAGE SYSTEM**:

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved the revised Project Programming Summary Sheet for the Library Drainage System Repair, Project No. 97-31 and authorized completion of design with the expanded scope.

#### ADJOURNMENT:

| At 11:40 p.m. the regular meeting | was adjourned. |  |
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City Clerk of the City of Woodland