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

December 1, 1998

The Woodland City Council met in regular session at 7:10 p.m. in the City Hall Council Chambers.

### PLEDGE OF ALLEGIANCE:

Mayor Melton Losoya opened the meeting and 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: Marler, Fleming, Vicars, Davis, Winnop, Siprelle,

Wegener, P. Hanson, Pinegar, Rinkel, Monahan,

Henson, Mancilla, Moutinho

# MINUTES:

On motion of Council Member Ryhal, seconded by Council Member Peart and carried by unanimous vote, the City Council approved the minutes for the regular Council meeting of November 17, 1998, as prepared.

#### **COMMUNICATIONS:**

1. From Kelly Durham a claim against the City was received regarding an accident which occurred at East Street and East Main Street on August 30, 1998 involving a City vehicle. The City's insurance representative recommended that the Council reject the claim and refer it to them.

On motion of Council Member Peart, seconded by Council Member Borchard and carried by unanimous vote, the City Council rejected the claim against the City submitted on behalf of Kelly Durham and referred the claim to the City's insurance representative.

2. From City Finance Director Margaret Vicars a memo was received advising of accounts payable, wire transfers, and payroll for October 1998.

# **COMMITTEE REPORTS:**

- 1. From Library Services Director Marie Bryan a report was received transmitting the minutes of the Library Board meeting of November 2, 1998.
- 2. From Public Works Director Gary Wegener a report was received transmitting the minutes of the Traffic Safety Commission meeting of November 16, 1998.
- 3. From the Public Works Director a report was received transmitting the minutes of the Water Resources Association meeting of November 16, 1998.

## **PUBLIC COMMENT:**

Interim City Manager Gerald Davis had requested that the agenda item regarding the historic street lighting district be postponed until the December 15, 1998 Council meeting.

Council Members concurred with the postponement.

Council Member Neal Peart said about ten days ago a multiple drill was conducted by the Woodland Fire Department in which an 18-car pile up was simulated. The drill took place over a three-night period, involving the Yolo County Fire Departments as well as the Yolo County Sheriff's Department and the California Highway Patrol. Included were the Woodland Volunteer Group, Woodland Fire Support Branch and Explorer Troop 911. He requested that letters of appreciation be sent to the participants.

Public Works Director Gary Wegener reported that Senator Maurice Johannessen's office and Assemblywoman Helen Thomson's office are sponsoring an informational briefing for legislative aides at the Capitol on December 9, 1998 regarding Wastewater Discharge Permits (NPDES Permits). He said other entities in the Bay Area

and the Los Angeles Basin are facing similar issues. The briefing will allow the dischargers to brief the legislative staffs on those issues and the long term effect on California economy in general.

Vice Mayor Borchard said he would be interested in attending that briefing. Council was advised that if more than two Council Members attend it would be best to post an agenda of a special meeting of the Council.

#### REPORT FROM TRAFFIC SAFETY COMMISSION:

Alan Smith and Judy Bechthold of the Traffic Safety Commission, reported on the duties and past year's issues addressed by the Commission. They reported that there will be three vacancies on the Commission after December 31 and encouraged members of the viewing audience to apply for positions with the City Clerk.

### PUBLIC HEARING - MULTIFAMILY HOUSING REVENUE BONDS (TEFRA HEARING):

This time had been set for a public hearing to consider information concerning the proposed issuance of multifamily housing revenue bonds on behalf of the City of Woodland for development of Sycamore Pointe Apartments and Woodmark Apartments under the provisions of the Tax Equity Fairness Reform Act (TEFRA).

Associate Planner Ron Pinegar explained that two investment groups are sponsoring apartment projects in Woodland: Sycamore Woodland, L. P. (Sycamore Pointe Apartments, a 136-unit multifamily rental project) and Woodmark Apartments LLC (Woodmark Apartments, a 173-unit multifamily rental project). He noted that both projects are within the Specific Plan Area and have to go through the project review process to make sure both projects conform to the architectural design and site plan standards. He said the developers are requesting that the City Council hold a public hearing and adopt TEFRA resolutions which will authorize the issuance of bonds by the California Statewide Communities Development Authority.

Jerry Birk, representative of CSCDA (California Statewide Communities Development Authority), explained the multifamily housing revenue bond program and responded to questions from Council.

Mayor Losoya opened the public hearing.

The following persons commented: Mike Volonte and Jerry Birk.

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

#### RESOLUTION NO. 4110 - WOODMARK APARTMENTS:

On motion of Council Member Ryhal, seconded by Council Member Peart and carried by unanimous vote, the City Council adopted Resolution No. 4110, a resolution approving the issuance of multifamily housing revenue bonds by the California Statewide Community Development Authority for the Woodmark Apartment project.

## RESOLUTION NO. 4111 - SYCAMORE POINTE APARTMENTS:

On motion of Council Member Ryhal, seconded by Council Member Peart and carried by unanimous vote, the City Council adopted Resolution No. 4111, a resolution approving the issuance of multifamily housing revenue bonds by the California Statewide Community Development Authority for the Sycamore Pointe Apartment project.

#### REPORTS OF THE CITY MANAGER:

#### **CONSENT CALENDAR:**

Vice Mayor Borchard asked that the agenda item regarding the Residential Rehabilitation Loan Program be removed from the Consent Calendar.

On motion of Vice Mayor Borchard, seconded by Council Member Ryhal 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 monthly report.

#### COMMUNITY DEVELOPMENT MONTHLY REPORT:

The City Council received the Community Development projects monthly report.

### PUBLIC WORKS MONTHLY REPORT:

The City Council received the Public Works monthly report.

#### **CAPITAL BUDGET IMPLEMENTATION STATUS REPORT:**

The City Council received the Capital Budget implementation status report.

#### CITY TREASURER'S REPORT FOR OCTOBER:

The City Council received the City Treasurer's Report for October 1998.

### **REGULAR CALENDAR:**

#### RESIDENTIAL REHABILITATION LOAN PROGRAM:

Vice Mayor Borchard asked for a definition of residential rehabilitation loan.

Interim Community Development Director Don Fleming said through the residential rehabilitation loan program funds can become available to existing low and moderate income homeowners so that they can rehabilitate their homes.

Assistant Finance Director Debbie Monahan explained the residential rehabilitation loan program. She said the City has had a contract with Connerly and Associates for the past ten years for the administration of the program. During those ten years the City has processed over 85 loans. She said the current contract has expired, and the contract should be renewed to continue the program. She said the money used to make the loans comes from repayment of past loans and from Community Development Block Grant funds.

On motion of Council member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council authorized the Interim City Manager to sign an agreement with Connerly and Associates for administration of the Residential Rehabilitation Loan Program for two (2) years for a maximum of \$10,000.

#### FINANCE DEPARTMENT SOFTWARE PURCHASE:

Finance Director Margaret Vicars explained the need to update the existing financial software package. She then responded to questions from Council about the problems with the current software.

Information Systems Manager Mark Rinkel explained what the new software will

accomplish.

On motion of Council Member Peart, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved the Finance Director negotiating and entering into a contract, in an amount not to exceed \$280,000, for purchase, installation and training of a finance software package.

#### FEMA FLOOD INSURANCE STUDY/FLOOD INSURANCE RATE MAP:

Interim Community Development Director Don Fleming gave Council an update regarding FEMA's new Flood Insurance Study and Flood Insurance Rate Map. He said since the last Council discussion regarding the study staff has taken the following actions:

- (1) met with FEMA representatives to go over the study, time lines and procedures for adoption of the new Flood Insurance Rate Map;
- (2) sent a letter to FEMA outlining the City's initial concerns regarding the preliminary Flood Insurance Study and Flood Insurance Map;
- (3) prepared a service agreement which was signed by Joseph Countryman, President of Murray, Burns and Kienlen, Consulting Engineers, for a maximum amount of \$5,000 to provide for reviewing the preliminary Flood Insurance Study, Flood insurance Rate Maps and related documentation prepared by FEMA in order to provide the City with an initial assessment and advise the City as to their accuracy and whether a formal appeal of FEMA's analysis, assumptions and study methodology is warranted;
- (4) briefed the Planning Commission on the Preliminary Flood Insurance Study and Flood Insurance Rate Map;
- (5) met with consultant and City Attorney and determined that it would be appropriate to continue to use the current Rate Maps for flood plain management purposes while the new Study and Rate Maps are being reviewed by the City during the 90-day appeal/comment period which will begin on December 21, 1998 and end on March 21, 1999; and
- (6) briefed the Chamber of Commerce Water Committee on the preliminary Flood Insurance Study and Flood Insurance Rate Map.

Council Member Peart said he was concerned that the benchmarks are off. He said his major concern is that the City should postpone mailing notices to property owners until the City can establish that the data is correct.

Public Works Director Gary Wegener addressed the benchmark issue.

The Interim Community Development Director said the information will only be sent to those persons who make application for a building permit. He said however, that the information from the Rate Map will be sent to City utility customers with their monthly bills and advising of the review period.

### REVIEW OF FEMA FLOOD INSURANCE STUDY/RATE MAP:

Public Works Director Gary Wegener said the proposed FEMA Flood Insurance Map significantly increased both the amount of the City that is covered by the 100-year flood plain and the depth of the 100-year flood plain. He said the City's interest is the same as FEMA's, to have a technically accurate Rate Map, but the extent of the changes and the effect that it has on land use planning and development makes it important to independently verify the accuracy of the Rate Map. He said the firm of Murray, Burns and Kienlen of Sacramento reviewed the Study and Rate Map and feel there are grounds for a technical appeal that should result in a revised Rate Map that shows a lessened impact on the City. He reviewed the public comment period time frame.

Council directed staff to negotiate a contract with Murray, Burns and Kienlen to be approved by Council on December 15, 1998, for consultant review of the preliminary Flood Insurance Study and Flood Insurance Rate Map.

## **HISTORIC STREET LIGHT DISTRICT:**

Council agreed to postpone consideration of the Historic Street Light District until the December 15, 1998 Council meeting.

#### <u>UPDATE ON STATE TRANSPORTATION IMPROVEMENT PROGRAM (STIP):</u>

Public Works Director Gary Wegener gave Council an update on the 1998 State Transportation Improvement Program (STIP).

#### CONCEPT OF "SISTER CITY" PROGRAM:

Mayor Losoya asked Council to consider the concept of a "Sister City" Program which he learned about during his recent trade mission trip to Mexico. He said there was interest expressed by a city in Mexico to establish a "Sister City" relationship with Woodland.

Assistant City Manager Phillip Marler noted that a letter from Sister Cities International included in Council's agenda material indicated that the City had already decided to establish a sister city program; however, he said that decision has not yet

been made by Council.

Interim City Manager Gerald Davis briefed Council on his experience with such programs in the City of Vallejo. He said the programs take quite a bit of work, but the work can be done by volunteers. He said funds can be raised by the volunteers to finance the programs. He asked for Council direction.

After discussion Council agreed that each Council Member will nominate a person for a "Sister City" Program Committee and agreed to discuss the concept at a future Council meeting.

## 1999 COMMUNITY SERVICE AWARDS NOMINATING COMMITTEE:

The City Council agreed to select the members of the 1999 Community Service Awards Nominating Committee at the December 15, 1998 Council meeting.

### **FUTURE MEETING AGENDA ITEMS:**

Council Member Peart requested a future meeting agenda item regarding sewer problems and potential wetlands for City property east of County Road 102.

#### **ADJOURNMENT:**

At 9:35 p.m. the regular meeting was adj	ourned.
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City Clerk of the City of Woodland

CITY COUNCIL MINUTES - DECEMBER 1, 1998