

Woodland City Council Meeting
City Hall, Council Chambers
300 First Street
Woodland, California

MINUTES

JOINT REGULAR CITY COUNCIL/ REDEVELOPMENT AGENCY BOARD REGULAR MEETING

JUNE 19, 2007

6:00 P.M.

CALL TO ORDER

At 6:04 p.m., Vice Mayor Davies called the joint regular meeting of the Council and Agency Board to order.

PLEDGE OF ALLEGIANCE

Vice Mayor Davies invited all in attendance to join in the Pledge of Allegiance led by Fire Captain James Dahl.

ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, William Marble, Jeff Monroe, Artemio Pimentel

COUNCIL MEMBER ABSENT: David Flory

STAFF MEMBERS PRESENT: Richard Kirkwood, Ann Siprelle, Sue Vannucci, Carey Sullivan, Joan Drayton, Michael Cahill, Dan Gentry, Paul Miller, Barry Munowitch, Gary Wegener, George Ahlgren, Doug Baxter, Jerry Gedatus, Brad Von Striver, Johanna Currie, Richard Martino, Rob Sanders, James Dahl, James Zuniga, Wendy Ross, Jair Camacho, Greg Meyer, Mark Cocke, Randy Madison, Dick Donnelly, Christine Engel, Amy Buck, Lynn Gatie, Evis Morales



OTHERS PRESENT: Contract Engineer Alan Mitchell

WRITTEN COMMUNICATIONS

Council received a notice from Pacific Gas and Electric of another rate increase. Council Member Pimentel stated this is the seventh increase since November 2006.

Council received a thank you for continued membership in the National Trust for Historic Preservation.

Council received a notice of a person-to-person transfer of an Alcoholic Beverage Control License for Delicias Taqueria, located at 7 Purity Plaza.

COMMITTEE REPORTS

Council received the minutes of the Traffic Safety Commission meeting of February 13, 2007.

Council received the minutes of Library Board of Trustees meetings of May 7 and 21, 2007.

PUBLIC COMMENT

Lawrence Germeshausen said he has property on Deaner Avenue at East near the underpass. There is now a requirement to build above the flood plane. Those who do build now put his property at risk of flooding. If the levee breaks as Huff's Corner, his property would be flooded. The construction of the Interstate 5 freeway caused the flood plane to be higher. He asked if the Environmental Impact Report was done before the increase in height was put into effect in the City. City Manager Kirkwood indicated Community Development Director Munowitch is the Flood Plane Administrator and will meet with Mr. Germeshausen to address his questions and concerns.

COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Davies asked about the signs on Main Street and whether the item will return for discussion soon.

Vice Mayor Davies would like a meeting scheduled to discuss storm drains. He and Council Member Pimentel have met but want a meeting scheduled that meets the



Brown Act requirements. City Manager Kirkwood said Council can only inform on the issue and do outreach as a body. A special meeting could also be called. City Attorney Siprelle said they cannot meet outside this meeting as a group without violating the act. Vice Mayor Davies would like a study session or special meeting on this.

Vice Mayor Davies wants to agendaize the General Plan and how to finance the storm drains. City Manager Kirkwood will be speaking on a contingency plan on this issue. At the retreat they did discuss this and they want to start out with the housing element as required by law. This will be an 18-24 month process. Funding sources have been set aside. In September or October, 2007 it will be on the Agenda. Vice Mayor Davies said part of the \$1M may be from developers.

PRESENTATIONS

CERTIFICATE OF APPRECIATION-RANDY MADISON

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried by the Members present, Council approved a Certificate of Appreciation for retiring Fleet and Facilities Manager Randy Madison. The Certificate was presented by Council Member Monroe. Mr. Madison thanked the Council and urged them to increase staffing in the Department to meet the needs of the City.

CERTIFICATE OF APPRECIATION-RICHARD KIRKWOOD

On a motion by Council Member Monroe, seconded by Council Member Marble and carried by the Members present, Council approved a Certificate of Appreciation for retiring City Manager Richard Kirkwood. City Manager Kirkwood thanked the Council for their support during his tenure with the City. His Certificate will be presented at the upcoming retirement dinner.

DONATION FROM YOLO LITERACY COUNCIL

Library Services Director Miller said the Yolo Literacy Council annually presents funds to the City which they have raised. They have 56 student tutors that meet to assist with reading. The amount donated from the Literacy Council this year was \$8,000.



PROCLAMATION-PARKS AND RECREATION MONTH

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried by the Members present, Council proclaimed the Month of July as Parks and Recreation Month in the City. Council Member Pimentel presented the Certificate to Park Superintendent George Ahlgren.

CONSENT CALENDAR

At the request of Council Member Pimentel and with concurrence by the Council, the following items were removed from the Consent Calendar for discussion:

TWO YEAR CONTRACT-LANDSCAPE MAINTENANCE

Council Member Pimentel asked why this maintenance is not handled in-house. Director Gentry said last year he explored the possibility and did a thorough analysis of the cost. The information indicated it would be more costly to provide this service with City staff. The process is studied on a two year cycle to determine the cost effectiveness of inside or out sourcing the maintenance. See action below.

SPRING LAKE SPECIFIC PLAN BUILDING UNIT ALLOCATION PROGRAM SECOND RELEASE

Council Member Pimentel asked about the policy indicating we can only release 800 the first year and 400 each year thereafter. This release request does not seem to be following the Council direction. Director Munowitch said the General Plan Policy was amended in May 2005, this release is consistent with that direction, and follows the current adopted City Code. The average is 400 per year which is what Council had approved. Staff is to monitor and meet the standard. The Developers can apply for maps when the Building Unit Allocation is released, but can carry over because of unfavorable market conditions. They can use the stored BUA's. On average it is at 400 and the 1.7% is not per year but over the term of the General Plan.

Council Member Pimentel said he remembered that going to 400 per year averaged 1.7% per year. He does not feel that was the Council's intention. Director Munowitch said they are following the Ordinance and the General Plan and it does not read 400 per year. This is the second phase and it allows those to be released.



Council Member Monroe said the first release allowed 1200 units, but only 688 were permits pulled so the City was below the 1.7%. Director Munowitch said they did not start in 2002 as predicted but the release had been allocated. With the late start the numbers were off.

On a motion by Council Member Monroe, seconded by Council Member Marble and carried, Council received an update on the second release of building unit allocations for the Spring Lake Specific Plan area. Council Member Pimentel voted to the negative.

At the request of Vice Mayor Davies and with concurrence by the Council, the following item was removed from the Consent Calendar for discussion:

WOODLAND PROFESSIONAL FIREFIGHTERS' ASSOCIATION-MEMORANDUM OF UNDERSTANDING

Vice Mayor Davies said he appreciated the Associations' movement on the negotiations with the City and asked that the Firefighters give their full support to Department operation and the Chief. See discussion below.

On a motion by Council Member Monroe, seconded by Council Member Marble and carried by the Members present, Council adopted the following items on the Consent Calendar.

TREASURER'S INVESTMENT REPORT-APRIL 2007

Council reviewed and accepted the April 2007 Investment Report as submitted.

CONTRACT-LANDSCAPE MAINTENANCE

Council authorized the Director of Parks and Recreation to execute a two year Landscape Maintenance Contract with Sunworld in the amount of \$13,269.73 per month, for providing landscape maintenance services for miscellaneous landscaped sites throughout the City; authorized the monthly expenditures in the amount of \$13,269.73. See additional discussion above.



CONTRACT-SOUTHLAND PARK IRRIGATION PROJECT 02-22

Council approved the amended Project Programming Summary Sheet for Southland Park Irrigation, Project 02-22 increasing the total project from \$119,500 to \$160,000; authorized the City Manager to execute a Construction Contract with Clearwater Construction Services, Inc., in the amount of \$121,830 for the Base Bid and Additive Alternate Bid Items 1 and 2; and authorized expenditures in the amount of \$134,013 for construction.

INVESTMENT POLICY

Council approved the annual Investment Policy.

THREE YEAR AGREEMENT-YOLO COUNTY FOR COUNTY SURVEYOR SERVICES

Council authorized the Public Works Director to finalize and execute a renewed three year Agreement between the City and Yolo County for County Surveyor Services.

RESOLUTION 4844-WOODLAND PROFESSIONAL FIREFIGHTERS' ASSOCIATION-MEMORANDUM OF UNDERSTANDING

Council adopted Resolution 4844, "A Resolution of the City Council of the City of Woodland Approving Certain Terms and Conditions for Fire Employees", for the period July 1, 2006 through June 20, 2009. See further discussion above.

RESOLUTION 4845-EMPLOYER'S CONTRIBUTION-PUBLIC EMPLOYEES RETIREMENT SYSTEM MEDICAL AND HOSPITAL CARE ACT FOR FIREFIGHTERS' AND RETIREES

Council adopted Resolution 4845, a "Resolution Fixing the Employer's Contribution Under the Public Employees' Medical and Hospital Care Act".

AMENDMENT TO EMPLOYMENT AGREEMENT-INTERIM CITY MANAGER CONTRACT

Council approved an Amendment to the Employment Agreement with Mr. Rick Kirkwood extending his current term as Interim City Manager until July 31, 2007.



EMPLOYMENT AGREEMENT-MARK DEVEN AS CITY MANAGER

Council approved the Employment Agreement with Mr. Mark G. Deven appointing him as City Manager effective August 1, 2007.

RESOLUTIONS 4846-4848-INITIATING PROCEEDINGS, ENGINEER'S REPORT; CALLING FOR PUBLIC HEARING-SPRING LAKE LIGHTING AND LANDSCAPING DISTRICT

Council adopted the following Resolutions:

- Resolution 4846 - "A Resolution of the City Council of the City of Woodland Initiating Proceedings for the City of Woodland Spring Lake Landscaping and Lighting District, and the Levy and Collection of Assessments for Fiscal Year 2007-08 Pursuant to the Provisions of the Landscaping and Lighting Act of 1972"; and,
- Resolution 4847 - "A Resolution of the City Council of the City of Woodland Preliminarily Approving the City of Woodland Spring Lake Landscaping and Lighting District Engineer's Report, and the Levy and Collection of Assessments for Fiscal Year 2007-08"; and,
- Resolution 4848 - "A Resolution of the City Council of the City of Woodland Declaring Its Intention to Conduct a Public Hearing on the Matter of Assessments and Order the Levy of Assessments for the City of Woodland Spring Lake Landscaping and Lighting District, Fiscal Year 2007-08 Pursuant to the Provisions of the Landscaping and Lighting Act of 1972".

PUBLIC HEARINGS

RESOLUTION-SPRING LAKE INFRASTRUCTURE FEE INCREASE AND URGENCY RESOLUTION FOR INTERIM FEE UPDATE

Finance Director Drayton recommended continuance of this item to the September 4, 2007 meeting of the Council due to the administrative



requirements for the second release which are an issue and the Developers want to coordinate those items prior to the release. Some of the issues in question are the Parks land cost, change in City standards, and the amount of building unit allocation calculations on the overall plan.

At 6:45 p.m., Vice Mayor Davies opened the Public Hearing and on a motion by Council Member Monroe, seconded by Council Member Marble and carried by the Members present, Council continued the Public Hearing to the September 4, 2007 meeting.

CONTINUE NOTICED PUBLIC HEARING ON SPRING LAKE LIGHTING AND LANDSCAPING DISTRICT

At 6:46 p.m., Vice Mayor Davies opened the Public Hearing on the Spring Lake Lighting and Landscaping District and on a motion by Council Member Monroe, seconded by Council Member Pimentel and carried by the Members present, Council continued the Public Hearing to July 10, 2007.

REDEVELOPMENT-REGULAR REPORTS

RESOLUTIONS 4849, 07-03 AND 07-02-REDEVELOPMENT AGENCY TAX ALLOCATION BONDS, SERIES 2007 (SERIES 2007A AND 2007B)

Finance Director Drayton indicated that questions had arisen on this item at a previous Agency Board meeting and all of those questions and concerns had been addressed and answered.

On a motion by Board Member Pimentel, seconded by Board Member Monroe and carried by the Members present, the Redevelopment Agency Board adopted the following Resolutions:

- Woodland Finance Authority Resolution 07-02 - "Resolution Approving the Form of and Authorizing Execution and Delivery of a Bond Purchase Agreement Relating to the Redevelopment Agency of the City of Woodland Tax Allocation Bonds, Series 2007A and Series 2007B (Federally Taxable)"; and,
- Redevelopment Agency - Resolution 07-03 "Resolution Authorizing the Issuance and Sale of its Woodland Redevelopment Project Tax



Allocation Bonds, Series 2007A and Series 2007B (Federally Taxable), Approving the Form of and Authorizing the Execution and Delivery of an Indenture and a Bond Purchase Agreement; Approving and Authorizing the Distribution of an Official Statement; and Authorizing Certain Other Actions in Connection Therewith"; and,

City Council
Resolution 4848

- "Resolution of the City Council of the City of Woodland Approving the Issuance by the Redevelopment Agency of the City of Woodland of its Tax Allocation Bonds, Series 2007A and Series 2007B (Federally Taxable)".

REPORTS OF THE CITY MANAGER

VISITOR ATTRACTION DISTRICT ASSESSMENT REPORT; RESOLUTION OF INTENTION 4850-LEVY ASSESSMENT ON IMPROVEMENTS AND ACTIVITIES; SET PUBLIC HEARING

Economic Development Manager Ross said in July of 2004 Council had supported the formation of a Visitor Attraction District and had adopted Ordinance 1404 to so establish. This Ordinance provided for a 1% assessment on hotel and motel room occupancy over and above the Transient Occupancy Tax already in place. The Parking and Business Improvement Area Law requires that an assessment levy be renewed every fiscal year and there are specific steps that must take place for that renewal to be certified. At this time Council has not opted to approve the City's contribution for Fiscal Year 2007-08, but has asked that a presentation be made before them in the Fall on this issue.

Council Member Monroe said he thought Council had voted not to continue the program. Director Munowitch said this is not the same as the Visitor and Convention Bureau program. Manager Ross said the owners of the hotels and motels are in full support of this program.

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried by the Members present, Council approved the Visitor Attraction District Assessment Report for Fiscal Year 2007-08; adopted Resolution 4850, "A Resolution of Intention of the City Council of the City of Woodland to Levy an Assessment for Improvements and Activities for Fiscal Year 2007-2008 within the Woodland Visitor Attraction District"; set the Public Hearing



to consider any written or oral protests to the levy of the assessment for July 10, 2007.

CITY MANAGER CONTINUITY REPORT AND FINAL MANAGEMENT REPORT

City Manager Kirkwood said in February 2007, Council Member Marble asked that he provide a Final Management Report and Continuity Plan for the City prior to his final work day. As this will be City Manager Kirkwood's last formal meeting, he presented the report before Council. During the eight years of his tenure, the budget of the City has always been in balance. The entire budget for the City is \$134,499,730, with the General Fund alone at \$45,328,099. Some of the highlights of the projects ongoing in the City are: the Redevelopment area with the possible State Court system location and the movement of the Hoblit Dodge relocation and annexation; Measure E Implementation Plan; Spring Lake Development; formation of a Development Services Team; the East Street Corridor and Redevelopment Project Area; Storm Water issues; the possible movement of the Fairgrounds; the Visitor Attraction District; Green Waste program; Surface Water/Wastewater Permit Compliance; Regional Cooperation; Gateway Commercial Development, COSTCO, etc.; new Court Street Fire Station; Other Post Employment Benefits, GASB 45, Health Care; completed labor negotiations; completion of the cemetery; exercise of the City's Emergency Plan; the General Plan update with the Urban Limit Line, Growth and Affordable Housing. He made thirteen recommendations for the Council consideration on various issues before the Council.

Council Member Marble asked if a meeting would be held to discuss the Storm Drain issue in depth on July 10, 2007. Director Wegener said he understood there would meetings held outside of the City realm for advocacy purposes. City Manager Kirkwood will meet with the City Attorney on the logistics of these meetings. The Council Members present commended City Manager Kirkwood for his efforts and dedication to the City. He introduced the new City Manager, Mark Deven and stated that during part of July the Acting City Manager will be Police Chief Sullivan.

IN-HOUSE ROAD MAINTENANCE WORK TO MEASURE E

This item was removed from the Agenda.



AUGMENTATION OF APPROVED REPLACEMENT COSTS OF POLICE VEHICLES

Police Chief Sullivan said that a detailed study was done on the replacement vehicles and their associated equipment needs. It has been determined that some of the equipment should be replaced due to age. The fund source is Fund 10 and is already allocated. The acquisition agency for the vehicles is the Office of Emergency Services and has resulted in a significant savings.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried by the Members present, Council authorized the augmentation of previously approved replacement costs of thirteen Police Department vehicles.

INTEGRATED REGIONAL WATER MANAGEMENT PLAN

Senior Civil Engineer Doug Baxter said the Water Resources Agency (WRA) of Yolo County was organized in 1993 and provides a regional forum to coordinate and facilitate solutions to water management issues in Yolo County.

Council Member Monroe left the Chambers at 7:25 and returned at 7:25.

Members of the District include the Cities of Davis, West Sacramento, Winters and Woodland, the Dunnigan Water District, Reclamation District 2035, the University of California at Davis, County of Yolo and the Yolo County Flood Control and Water Conservation District.

Council Member Pimentel left the Chambers at 7:26.

In 2001 the District and the Department of Water Resources (DWR) agreed to cooperatively plan an Integrated Water Resources Management Program (IRWMP) to identify means to improve the reliability of the water supply in the County. DWR provided a grant of \$500,000. The WRA has provided for a forum to address the water concerns of the County. This regional cooperation and the IRWMP are important to be in place for secure funding opportunities.

At 7:27 Council Member Pimentel returned to the Chambers.



The Regional Water Plan actions or projects include the water supply, water quality, flood management and the aquatic ecosystem and recreation. A focus will be on the sub-watershed, Cache Creek in one area. There will be a more detailed modeling of the 100 year flooding prospect in the City. There will be a Storm Center study which could reduce out of bank flooding by one-fourth. The implementation approach will have lead partners with outreach via workshops, newsletters, website postings and meetings. A possible funding source would be the Proposition 50 grant in the amount of \$500,000.

Major areas of concern are the sustainable quantities of high quality water are essential for all water users, flood management solutions, regulatory compliance for urban agencies, wastewater discharge permit compliance challenges, conjunctive use opportunities, recognition of environmental and recreational water needs, integration of solutions for meeting water demands, the reliability of the water supply for agriculture. The Integrated Actions include addressing Cache Creek, Putah Creek, Dunnigan Integrated Project, the Davis/Woodland Water Supply Project, Reclamation District 2035 Sacramento River Diversion and Conveyance Project, the Yolo Bypass, the West bank of the Sacramento River and the various sloughs, canals and creeks.

Foundational actions now underway are the County groundwater monitoring, surface water monitoring, subsidence monitoring program and the IGSM modeling. New actions are the Aquatic Habitat and Enhancement Program, the SCADA Network Enhancement Program, the Topographic Mapping Program and the development of a Habitat Conservation Program/Natural Communities Conservation Program.

The WRA is responsible for implementing the foundational actions. Lead sub-watershed partners are responsible for implementing integrated actions. The member agency is responsible for stand alone actions with coordination and facilitation through the WRA to ensure progress.

The adoption by the member agencies should be in the June/July 2007 timeframe, with adoption by the WRA Board on July 23rd. The plan will then be submitted to the DWR for the grant funding which allows for the Proposition 50 submittals. These funds would be for the new intake structure and fish screens for Reclamation District 2035, the Moore Siphon, and Capay Dam repairs.

Director Wegener said our participation will be only in those areas that provide benefit to the City.



On a motion by Council Member Marble, seconded by Council Member Monroe and carried by the Members present, Council received and approved the 2007 Yolo County Integrated Regional Water Management Plan as presented.

ORDINANCES

ORDINANCE 1484-AMEND SECTION 6-1-1(B)-FACILITIES FEES PAID UPON ISSUANCE OF BUILDING PERMITS

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried by the following roll call vote, Council adopted Ordinance 1484, "An Ordinance of the City Council of the City of Woodland Amending Subdivision (B) of Section 6-1-1 of the Woodland Municipal Code Regarding Payment of Facilities Fees". On roll call the vote was as follows:

AYES:	Council Members Davies, Marble, Monroe, Pimentel
NOES:	None
ABSENT:	Mayor Flory
ABSTAIN:	None

ADJOURN

At 7:40 p.m., Vice Mayor Davies adjourned the joint regular meeting of the Council and Agency Board.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk