

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

MINUTES

**CITY COUNCIL
REGULAR MEETING
OCTOBER 16, 2007**

6:00 P.M.

CALL TO ORDER

At 6:02 p.m., Mayor Flory called the regular meeting of the Council to order.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Council Member Marble.

ROLL CALL

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

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Sue Vannucci, Ann Siprelle, Joan Drayton, Gary Wegener, Bob MacNicholl, Amber D'Amato, Dan Gentry, Michael Cahill, Paul Siegel, Jo Ann Beal, Don Beal, Brent Meyer, Dick Donnelly, Gus Bush, George Ahlgren, Liz Houck, Jair Camacho.

CONTRACT ENGINEER: Alan Mitchell

COMMUNICATIONS – WRITTEN

Council received a notice of an Alcoholic Beverage Control License for Woodland Gas Plaza, located at 454 North East Street, Woodland.



Council received the League of California Cities Final Resolutions Report from the Annual Conference.

Council received notification of the approved CPI rate increases for Waste Management as per the current Franchise Agreement, effective January 1, 2008.

COMMUNICATIONS-PUBLIC COMMENT

Ron Burch said his neighbors discovered that only four Police Officers on duty per shift. A petition was presented to the City Clerk to add more Officers. Mayor Flory asked Police Chief Carey Sullivan will respond to the petition.

COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Davies stated that Ferns Park rebuild begins October 31 and runs through November 4, 2007. He attended Employee Appreciation Day on October 4 as did all Council Members attended. He and Council Member Pimentel have been meeting as a Sub-Committee of the Council on affordable housing and some progress has been made.

Council Member Monroe said he had forwarded a sample Ordinance to staff concerning junk dealers and scrap metal recyclers that he thinks would be helpful to law enforcement to try to stop the flow of theft of copper wiring. He asked that Council agendaize the matter for a future meeting. Council Members concurred. He attended a PORAC meeting in Stockton and an Aide to Stockton's local Congressman informed him of the availability of Homeland Security grant funding which is solely for communities to move switching yards and railroad tracks out of the center of their towns. He has asked staff and Congressman Mike Thompson to look into the matter on behalf of the City.

Council Member Marble said on October 9th Vice Mayor Davies and he attended the Chamber 2x2 and discussed the City Center Lofts project, the storm drain deficit and the possibility of an Economic Development Committee at the Chamber level. He said today Vice Mayor Davies and he attended the Chamber Government Affairs Committee meeting to hear about the status of health-care reform in California and the City Center Lofts project. Council Member Marble asked staff for an update on the possibility of having community gardens in Woodland and availability of land to do that. He also noted that in the October issue of *Western Cities* magazine the City of Woodland was mentioned in regard to its graffiti abatement program, and he commended the Police Chief, the Police Department and volunteers in the abatement



program. He said there are two initiatives which are making their way to the ballot next year relative to eminent domain. One is sponsored by the Howard Jarvis Taxpayers' Association and the other is sponsored by the League of California Cities. He requested input from citizens of Woodland on those initiatives.

Mayor Flory pointed out that in years past there was a community garden near Greengate School on Beamer Street, but the land is owned by the County which will be using the site for some other purpose.

Council Member Pimentel reported that the Infrastructure Sub-Committee, as well as, the Affordable Housing Sub-Committee met this week to work on policy issues which will be forwarded to Council for approval. He also attended the Yolo County Transportation District meeting, and there will be some decisions for Council to make in terms of the projects funded with Federal and State grants for the City of Woodland.

Mayor Flory noted that in the past the Public Works Department had found funds for beepers at certain intersections for the visually impaired. He said the City has paid for some of these installations, but for some reason the City has not been able to develop a program. He said the Lions Club and the Out-a-Sight Group have been raising money for the program for an installation at the intersection of Pioneer and Gibson Road. This program is needed in our community and possibly CDBG funds could also be used.

CONSENT CALENDAR

On motion by Vice Mayor Davies, seconded by Council Member Monroe and carried unanimously, the City Council approved the following Consent Calendar items:

TREASURER'S INVESTMENT REPORT FOR AUGUST 2007

Council received the Treasurer's Investment Report for August 2007.

QUARTERLY TECHNOLOGY UPDATE

Council received the October 2007 Quarterly Technology Update.

STUDY OF AUTOMATED ENFORCEMENT DEVICES

Council approved further study of Automated Enforcement Devices and if deemed effective, authorized Request for Proposals.



COUNCIL/STAFF RETREAT DATE

Council set the Council/Staff Retreat date for November 3, 2007 from 8:00 a.m. to 2:00 p.m. at the Community and Senior Center.

ORDINANCE-BUILDING CODE STANDARDS; RESOLUTION 4861-AMEND PUBLIC FACILITIES FEE PROGRAM ADMINISTRATIVE GUIDELINES; SET PUBLIC HEARING

Council adopted Resolution No. 4861 amending the Public Facilities Fee Program Administrative Guidelines by adding language to reflect the changes to Chapter 6 Article I of the Woodland Municipal Code and adding Section VI D to the Guidelines to clarify when facilities fees may be waived; introduced and read by title only an Ordinance to adopt Building Code Standards; scheduled a public hearing for November 27, 2007 on formal adoption of the new California Building, Plumbing, Mechanical and Electrical Codes.

RESOLUTIONS 4862-4872 AMENDING EMPLOYEES AND RETIREES PERS MEDICAL ALLOWANCE FOR 2008

Council adopted Resolutions 4862 through 4872, "Fixing the Employer's Contribution Under the Public Employees' Medical and Hospital Care Act to Amend Employee and Retiree Medical Contribution" as follows:

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|-----------------|---|-----------------------|
| Resolution 4862 | - | City Manager |
| Resolution 4863 | - | Management |
| Resolution 4864 | - | Confidential |
| Resolution 4865 | - | Mid-Management |
| Resolution 4866 | - | Fire Mid-Management |
| Resolution 4867 | - | Police Mid-Management |
| Resolution 4868 | - | Police |
| Resolution 4869 | - | Police Supervisors |
| Resolution 4870 | - | Fire |
| Resolution 4871 | - | General Services |
| Resolution 4872 | - | City Council |

SPRING LAKE COMMUNITY FACILITIES DISTRICT BOND ACCOUNTABILITY REPORT

Council accepted the Spring Lake Community Facilities District 2004-1 Local Agency Special Tax and Bond Accountability Report for Fiscal Year Ended June 30, 2007.



INTERSTATE 5/STATE ROUTE 113 FUNDING UPDATE

Council received an update on the Northbound Interstate 5/Southbound State Route 113 Interchange and reaffirmed support for the Project (No. 00-06).

SUBDIVISION 4670, HEIDRICK RANCH PHASE I

Council accepted as complete In-Tract Public Improvements to Subdivision 4670, Heidrick Ranch Phase I, Spring Lake Specific Plan and directed the City Clerk to file a Notice of Completion.

REPORTS OF THE CITY MANAGER

ANNUAL MEASURE H REPORT

Council received and accepted the Annual Measure H Report.

RE-BUILDING OF FERNS PARK, PROJECT 08-02

Mayor Flory asked that Council proceed at this time with the progress report on the rebuilding of Ferns Park under Reports of City Manager since there are members of the audience present for that item. Council concurred.

Parks and Recreation Director Gentry introduced members of the community who are involved in Project Play, the rebuild of Ferns Park, including Park Superintendent George Ahlgren and Public Works Engineer Doug Baxter, Project Manager Alan Mitchell, and Co-General Coordinator of Project Play, Brad Gollobber.

Mr. Gollobber gave Council a brief progress report and indicated the construction dates are October 31 through November 4, 2007. He thanked Co-General Coordinator Victoria Lambert for her organizational skills and other volunteers for their efforts. Mr. Gollobber asked that Police Chief Sullivan provide permits that might be needed and also increase patrols around the Park during the time of the build. He said the volunteers have a concern that a firm replacement value in terms of a settlement figure has not yet been reached for the project, and this has caused uncertainty with respect to how extensive the private fund raising efforts should be. He said they would appreciate City Council and City staff doing what they can to clarify this situation.



Finance Director Drayton noted that today the City received \$24,000 from YCPARMIA (Yolo County Public Agency Risk Management Insurance Authority) to handle the initial work, and then the City will receive \$83,000 from the excess insurance coverage provider to help finance the rebuild.

Director Gentry said the amounts the City will receive from the Risk Management Authority compare closely with what the actual rebuild cost will be. He said staff had budgeted Measure E dollars for the rubberized surfacing and refurbishing of the remaining structure, but from a budget standpoint the project looks good.

APPOINTMENT-NEW BOARD AND COMMISSION MEMBERS

Council Member Marble reported that he and Council Member Monroe interviewed five candidates for three positions open on the Historical Preservation Commission and one opening on the Parks and Recreation Commission.

On motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously, Council appointed Cheryl Brookshear, William Butler and Robert Orlins to the Historical Preservation Commission and Sam Crawford to the Parks and Recreation Commission, effective immediately.

City Clerk Sue Vannucci said currently there is only one opening on the Board of Building Appeals, but there will be vacancies left by those Board and Commission members whose terms expire at the end of December. Letters have been sent to those members to see if they want to serve an additional term.

RECESS

Council took a recess from 6:25 p.m. until 6:35 p.m.

PUBLIC HEARINGS

NAME CHANGE-COUNTY ROAD 102 TO GATEWAY BOULEVARD

Fire Chief Cahill said Council has approved the concept of changing the name of County Road 102 to Gateway Boulevard and at this time the Council will hold a public hearing to complete that process.



City Manager Deven said the idea of renaming County Road 102 was initiated in 2001. He said in addition to the name change, staff recommends the Northern end of the name designation be Beamer Street to coincide with the City limit line. Staff also recommends two alternatives. The first is a two phase process to show Gateway and County Road 102, which would be later replaced with just Gateway Boulevard. The second alternative, which CalTrans proposed, would permanently replace signs as Gateway Boulevard and add signs closer to the exit to indicate County Road 102. He suggested the General Fund as a funding source although there is no account in the current fiscal year budget to fund it, and staff can be directed to find a funding source within the General Fund.

Council Member Monroe asked for an explanation of the high cost of \$80,000 to fund the signage. Senior Civil Engineer Meyer said \$80,000 is a rough cost estimate and based on discussions with CalTrans, the City's consultant for the I-5/CR 102 project. He said the estimate from the consultant was about \$5,000 per sign, and there are four signs on the freeway that would have to be replaced. He said the signage is approximately \$20,000, plus a \$10,000 contingency, design costs of putting the plans together and coordinating with a consultant if the City has one. In addition staff has estimated about \$10,000 for staff time, operations and the cost of pulling down all of the signs on the CR 102 corridor within the City.

Council Members voiced support for the name change but not at the estimated cost of \$80,000 and directed staff to report back to Council.

Mayor Flory noted that the Knights Landing Cemetery District sent a letter opposing the name change from County Road 102 to Gateway Boulevard.

(See below for the Public Hearing.)

RESOLUTION 4873-STATEWIDE COMMUNITIES INFRASTRUCTURE PROGRAM

Finance Director Drayton said the Statewide Communities Infrastructure Program (SCIP) provides developers with the opportunity to finance the cost of their required infrastructure and/or development fees at tax exempt rates. She said staff met with Subcommittee Members Marble and Pimentel and briefed them on the subject. She said both Council Members were supportive of bringing the matter to the full Council.

Mayor Flory opened the public hearing at 6:48 p.m.



Tom Lumbrazo spoke in support of the SCIP and said it was a good tool in the City's economic development.

There being no further comments, Mayor Flory closed the public hearing at 6:49 p.m.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council adopted Resolution 4873, "A Resolution Authorizing the City of Woodland to Participate in the Statewide Community Infrastructure Program (SCIP)"; authorized the CSCDA to accept applications from owners of property within the city limits for tax-exempt financing of public capital facilities and development impact fees through the SCIP; to form an assessment district covering the applicable jurisdiction and to conduct assessment proceedings and levy assessments against the property of participating owners; approving the form of an Acquisition Agreement to be entered into between the City and the participating property owner/developer to provide the terms and conditions under which financing for public capital facilities will be provided; and to establish the procedure for disbursement of bond proceeds to pay for completed facilities.

NAME CHANGE-COUNTY ROAD 102 TO GATEWAY BOULEVARD

Mayor Flory opened the Public Hearing at 6:50 p.m. on the proposed name change for County Road 102 to Gateway Boulevard.

Robert Millsap, representing Petrovich Development, urged the Council to approve the name change subject to the City Manager finding an appropriate funding source.

There being no further comments, Mayor Flory closed the public hearing at 6:51 p.m.

Mayor Flory as previously indicated, Council does not oppose the name change, but directed staff to seek other sources of funding before the name change from County Road 102 to Gateway Boulevard take place. He said the City Manager will meet with Paul Petrovich and Robert Millsap to determine fund sharing. See additional comments above.



APPEAL-CHEVRON REGARDING TRAFFIC COMMISSION DETERMINATION TO CLOSE MEDIAN ACCESS ONTO COUNTY ROAD 102

Council Member Marble said he needed to recuse himself from this agenda item because he owns stock in Chevron.

Public Works Director Wegener briefed the Council on the Public Hearing on the appeal of Chevron regarding the Traffic Commission determination to close median access onto County Road 102. He said the Commission voted to restrict the access in July and in September the Commission had a split 2-2 vote on the matter. He said one of the Commissioners sent a letter to support the closure and Council received a copy of that letter.

Vice Mayor Davies asked that Council agendaize a future item to clarify the public process and notification regarding Public Hearings that the City has for its commissions. He said he felt there are not enough guidelines.

Director Wegener said staff noticed the wrong property owner because the property had changed hands, so four days before the Traffic Safety Commission staff offered to delay the item and handle the item at a subsequent meeting. He said the applicant wanted to proceed with the matter.

Mayor Flory opened the public hearing at 6:58 p.m.

Bob Abbott of RHL Design group said he represented Chevron, and he introduced Mary Jo Young from W-Trans, Chevron's traffic engineering consultant; John Daily, the Chevron station manager; and Jim Maher who is his Chevron client. He said Chevron did request a continuance but were discouraged from a continuance because of the I-5/CR 102 bidding process. He said the access is very important to the site because it is the only access for Northbound traffic. He said a one-month closure of the median for the Gateway Project resulted in a significant loss in revenue. RHL was hired to prepare some plans to redevelop the site. Chevron has been located at the County Road 102 site for 37 years.

Mary Jo Young, Registered Civil Engineer with the State of California, has a background in protecting roadway use in terms of efficiency and safety. She discussed parcel access, safety, the major roadway capacity, and the precedence for having these kinds of median openings.

John Daily, Manager of the Chevron station, briefed Council on the traffic patterns to and from the station and said the station is staffed 24 hours a day. He said when the median access was closed, Chevron lost \$84,000 in gas sales



and \$7,100 in inside sales. He concluded that Chevron has made the area safer with improved lighting, extended hours, etc.

Robert Millsap, representing Petrovich Development, said there is a gas station in their plans for the future.

Senior Civil Engineer Meyer said staff feels the closure of the median access is a safety issue and there will not be sufficient gaps in traffic. Staff feels the accident information is important to look at and is much more concerned about the availability of gaps in traffic in the future. He said although there will be a loss of business to Chevron, there will be a 33 percent increase in traffic.

Council Member Monroe temporarily left the Council meeting at 7:40 p.m. and returned at 7:42 p.m.

Planning Manager MacNicholl said the City Engineer has the authority to address and change an unsafe condition if there is a left turn pocket. He said a condition could be placed on the project.

City Manager Deven said it appears Council is encouraging staff to work more proactively with Chevron and look at some solutions. There is a major concern about safety. Council has heard that concern is projected for the future.

On a motion by Vice Mayor Davies, seconded by Council Member Pimentel, and carried unanimously, Council continued the Public Hearing to a date uncertain and directed staff to meet with Chevron and work with them in order to keep the median open, but reserve the right to close at some future time should the safety issue be of increased concern; the City is to suffer no financial loss. A possible letter of credit may be requested from Chevron indicating they would absorb the cost of closure at a future time; and the City Manager to set the date when the Public Hearing is to be continued.

ADJOURN

At 7:59 p.m., Mayor Flory adjourned the regular meeting of the Council.

Respectfully submitted,

Ss/ Sue Vannucci
Sue Vannucci, CMC, City Clerk

Prepared by: Jean Kristensen, Deputy City Clerk

Adopted by Council: July 8, 2008