

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

MINUTES

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD  
SPECIAL/CLOSED SESSION

APRIL 3, 2007

5:30 P.M.

CLOSED SESSION-REDEVELOPMENT AGENCY

At 5:30 p.m. the Redevelopment Agency Board held a conference with the Real Property Negotiator pursuant to Section 54956.8. The property under discussion is the 27 acres in the Redevelopment Area. The Agency Negotiator was the Agency Executive Director Richard Kirkwood. The Negotiating Parties were the Redevelopment Agency and Union Pacific Railroad Company. Under negotiation were price and terms of payment. Present at this session were Board Chairperson Flory, Vice-Chairperson Davies, Board Members Marble, Monroe and Pimentel, Agency Executive Director Kirkwood, Assistant Director Marler and City Attorney Siprelle.

CLOSED SESSION-CITY COUNCIL

Council met in Closed Session to discuss Public Employment pursuant to Section 54957, Interim City Manager. Present at this session were Mayor Flory, Vice-Mayor Davies, Council Members Marble, Monroe and Pimentel, and City Manager Kirkwood.

REGULAR MEETING

6:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Agency Board Chairperson Flory announced that the Redevelopment Agency Board had met in Closed Session to discuss property negotiations and had received and update.

Mayor Flory announced that the Council had met in Closed Session and had appointed Richard Kirkwood as the Interim City Manager effective May 1, 2007 during the recruitment process for his replacement as City Manager.



## CALL TO ORDER

At 6:00 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 Pimentel.

## ROLL CALL

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

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Sue Vannucci, Barry Munowitch, Michael Cahill, Gary Wegener, Paul Miller, Joan Drayton, Brent Meyer, Bob MacNicholl, Cindy Norris

## MINUTES

On a motion by Council Member Monroe, seconded by Vice Mayor Davies and carried unanimously, Council adopted the minutes of the regular City Council meeting of February 20, 2007 as presented.

## COMMITTEE REPORTS

Council received the minutes of the Manufactured Homes Fair Practices Commission meeting of January 24, 2007.

Council received the minutes of the Library Board of Trustees meeting of February 26, 2007.

## PUBLIC COMMENT

Mark Hedington, President of the Woodland City Employees' Association, presented a letter to the Council and said the association has been peacefully demonstrating to show



the Council their unhappiness with the negotiation process. They feel they have been unfairly treated. The City has selected non-comparable Cities.

Brenda Cedarblade said Agriform on the corner of County Road 18C and North East Street has been allowed to expand and has large tanks of the chemical Aqua and have had three releases of the chemical. The site should be closed as the chemical is highly toxic. The plant is located in the flood plain and could be a terrorist target as well.

### COUNCIL/STAFF STATEMENTS AND REQUESTS

Mayor Flory indicated he had received a letter from the Department of Transportation indicating they will be installing a traffic signal at the intersection of County Road 98 (Highway 16) and Kentucky Avenue, rather than the proposed round about.

Vice Mayor Davies asked that Council place on a future Agenda an update on energy efficiency and who would be the City contact person. Council concurred to place this item on a future Agenda.

Council Member Marble attended a Public Safety Policy Committee meeting and presented the outline from that meeting to be placed into the record.

Mayor Flory asked for an update on the Kamilos project (Woodland Business Park). There was no Council concurrence to place this item on a future Agenda.

### PRESENTATIONS

#### SCOTTISH GAMES

Marlene Myers, Games Manager of the Sacramento Valley Games and Festival said this year's games in Woodland will be the tenth year at the Fairgrounds. She gave a brief overview of the events to take place and introduced the Piper and Dancer who were on hand.

### CONSENT CALENDAR

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



## MONTHLY STATUS REPORT – COMMUNITY DEVELOPMENT

Council Member Pimentel asked about the Spring Lake Specific Plan portions of the report. There are many changes to the SLSP and it appears there are more requests by the Developer. He asked how Council can make changes and express their concerns prior to the projects moving forward. Council should be made aware of large changes prior to them happening. Director Munowitch said once the application is submitted the Department could provide Council with a copy. There are many steps that the application goes through prior to reaching Council in the Monthly Report. Council Member Pimentel does not specifically want to stop the project but does want to know of major changes. Director Munowitch said they could provide the materials to Council, but the law is specific that the applications cannot go to Council prior to processing. Council Member Pimentel asked if a Council policy could be made so that those things that are requested for change could come before Council. Director Munowitch said the Developer is entitled to request the application and project and Community Development is required to process. Council Member Monroe asked if there are significant changes that Council has not voted upon. Director Munowitch said there has been some discussion about land use design changes and that will return to Council for a vote.

At 6:26, Council Member Monroe left the Chambers.

Vice Mayor Davies said the Council has had concerns on the projects but felt it was too late to change when it came before them.

At 6:26, Council Member Monroe returned to the Chambers.

Director Munowitch said Council is the ultimate authority but the Planning Commission must also weigh in on the project first as part of the process. City Attorney Siprelle said if the Planning Commission approves a tentative map the Council can appeal that decision. Vice Mayor Davies asked if the process can be modified. Director Munowitch said Planning Commissions are optional but if they are in place, they must review prior to the project coming before Council. City Attorney Siprelle said the process is set out in detail in State law. Council Member Pimentel said if Council had approved a project in Spring Lake and there are changes or amendments, they should come back to Council. Director Munowitch said an application and an amendment are the same and there are



two processes for the application to have a fair hearing before it goes to the Commission and the Council.

Mayor Flory asked that in keeping in mind the Council questions, that Director Munowitch come back to the Council with suggestions. Council concurred.

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

MONTHLY STATUS & CAPITAL BUDGET EXECUTION REPORTS – PUBLIC WORKS

Vice Mayor Davies asked about the widening of Kentucky Avenue and requested that the project be moved along quickly. As it will be from East Street to West Street, he asked if there will be three or four lanes, if Kentucky will be shut down, and if so, how much and when, and that Director Wegener provide him with further information.

At the request of Council Member Pimentel and with concurrence from Council, the following item was removed from the Consent Calendar for discussion:

RENEWAL-CONTRACT WITH WOODLAND ACCESS VISUAL ENTERPRISES FOR CAMERA OPERATIONS

Council Member Pimentel would like to move forward with the Contract but to look as options of showing the meetings in other media as well, such as video streaming and on the City WEB site to provide more access to the citizens. Assistant City Manager Marler said video streaming is not necessarily through the Public Access and could be accomplished via other means.

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

REALLOCATION-FEDERAL FUNDS FROM INTERSTATE 5/STATE ROUTE 113 PROJECT TO I-5/COUNTY ROAD 102 PROJECT

Director Wegener went through the rationale for movement of these funds between the projects. The Interstate 5/State Route 113 project will not be fully funded at this time. Therefore, those funds currently set aside for that project are requested for movement to fully fund the Interstate 5/County Road



102 project. Council Member Marble asked if there was a downsizing of the project. Director Wegener said the project is dependent upon State Transportation Improvement Project funds. The City is eroding buying power on the other project.

On a motion by Vice Mayor Davies, seconded by Council Member Pimentel and carried unanimously, Council approved the following Consent Calendar items as presented:

MONTHLY STATUS REPORT – COMMUNITY DEVELOPMENT

Council received the Monthly Status Report from Community Development. (See comments on this item above.)

MONTHLY STATUS REPORT – PARKS AND RECREATION

Council received the Monthly Status Report from Parks and Recreation.

MONTHLY STATUS & CAPITAL BUDGET EXECUTION REPORTS – PUBLIC WORKS

Council received the Monthly Status and Capital Budget Execution Reports from Parks and Recreation. (See comments on this item above.)

MONTHLY STATUS REPORT – FIRE DEPARTMENT

Council received the Monthly Status Report from the Fire Department.

CITY BOARD MEMBER AND ALTERNATE-YOLO COUNTY PUBLIC AGENCY RISK MANAGEMENT INSURANCE AUTHORITY

Council appointed Finance Director Joan Drayton as the primary representative and Human Resources Manager Amy Buck as the alternate representative to the Yolo County Public Agency Risk Management Insurance Authority Board, effective April 4, 2007.



RENEWAL-CONTRACT WITH WOODLAND ACCESS VISUAL ENTERPRISES FOR CAMERA OPERATIONS

Council approved a new Contract between the City of Woodland and Woodland Access Visual Enterprises to provide camera operations during selected City Council, Commission and Board meetings. (See comments on this item above.)

EMERGENCY VEHICLE EGRESS-NEW FIRE STATION #1

Council received information on the availability of entrance and exit of the Fire vehicles at the new Station #1.

FINAL OPERATIONS AND MAINTENANCE BUDGET-FISCAL YEAR 2006-07

Council reviewed and adopted the Final Operations and Maintenance Budget for Fiscal Year 2006-07 as presented.

SINGLE AUDIT FOR CITY OF WOODLAND-FISCAL YEAR 2005-06

Council reviewed and accepted the audited Single Audit Report for the City of Woodland for the fiscal year ended June 30, 2006.

ROAD PROJECT 05-01-PROJECT PROGRAMMING SUMMARY SHEET; NOTICE OF COMPLETION

Council accepted the construction Project 05-01, Federal Aid Road Rehabilitation Project as completed; approved the final Project Programming Summary Sheet; authorized the City Clerk to file a Notice of Completion.

RESOLUTIONS 4813 through 4816-DEPOSITORY SERVICES (SIGNING AUTHORITIES) RESOLUTIONS-GOVERNMENTAL ENTITIES-VARIOUS CITY ACCOUNTS

Council received and concurred with the recommended Depository Services (signing authorities) Resolutions for Governmental Entities and adopted as below:



- Resolution 4813 - City of Woodland VISA Account
- Resolution 4814 - City of Woodland Payroll Account
- Resolution 4815 - City of Woodland Redevelopment Agency
- Resolution 4816 - City of Woodland General Account

CONTINGENT REALLOCATION-FEDERAL FUNDS FROM INTERSTATE 5/STATE ROUTE 113 PROJECT TO I-5/COUNTY ROAD 102 PROJECT

Council concurred with the contingent reallocation of Federal Funding from the Interstate 5/State Route 113 project to the Interstate 5/County Road 102 project; authorized negotiation of Agreements with CalTrans. (See further discussion above).

PUBLIC HEARING

URGENCY RESOLUTION 4817-EXTEND SPRING LAKE INFRASTRUCTURE FEES FOR PARKS

Director Drayton said the Council had previously adopted a Resolution to increase the Spring Lake Infrastructure Fees for Parks and Administration which will not become effective until May 5, 2007. An Urgency Resolution has been adopted to cover the first thirty days of the lapse period. It is now necessary to adopt another Urgency Resolution to cover the second thirty days of this lapse period. A Public Hearing is required as part of the process.

At 6:38 Mayor Flory opened the Public Hearing. With no comments heard, the Public Hearing was closed at 6:38.

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council adopted Urgency Resolution 4817, "An Urgency Resolution of the City Council of the City of Woodland Extended for an Additional Thirty Days Resolution 4811 Increasing Spring Lake Infrastructure Fees".

REPORTS OF THE CITY MANAGER

EMERGENCY PREPAREDNESS RESPONSE, AVIAN FLU PANDEMIC AND EVACUATION PLANS

Fire Chief Cahill said the City is constantly working on readiness issues and preparations in the event of an emergency. There have been minor events



within the last year with cases of extreme heat and extreme cold temperatures that necessitated the opening of shelters for the cold event. Flood issues are constantly assessed and reassessed. Revisions have been made to evacuation plans for protocol on flood issues. Council Member Marble asked if there is a method of alerting citizens ahead of time on possible evacuation needs. Chief Cahill said the Police and Fire Departments had gone around the City to advise of the possible need to evacuate. There are many systems available, phone calls, television noticing and the City is working on a combination of notification methods at this time. There is not an easy way to reach all of the citizens for potential hazard notification. Some citizens will always over react to the situation. The potential relocation of the Fairgrounds will impact our ability to shelter individuals. The new Community and Senior Center may be a possible shelter location in the future.

Staff is looking at facilities such as Agriform, for potential issues associated with hazardous materials. These facilities need to be sure they have a good response plan in place. Council Member Monroe asked if something does happen at a site such as Agriform, how would the citizens be notified. Chief Cahill said at present they will use the same type of method currently in place. Council Member Marble asked how long it would take to have something in place dealing with pre-notification of citizens. Chief Cahill said there is no designated staff member to handle these issues at this time. City Manager Kirkwood said the position that would handle this issue is vacant at this time and there is an Emergency Plan in place. The permit for Agriform will be addressed. A meeting will be held with the owner and we are concerned about security measures at that site. Each business that opens in the City must have a plan with which we concur. Plans will be modified to meet the City needs.

Council Member Marble said the City has not experienced any major earthquakes or floods as yet but there should be something in place to address those issues. Chief Cahill said a plan is in place for all of those issues. Mayor Flory said an Emergency Team went to Emmetsburg and received extensive emergency training. Chief Cahill said there will be further training in San Luis Obispo very similar to the training already received.

Council Member Monroe said the training at Emmetsburg was very good and is paid for by the Federal government. The new City Manager and Assistant City Manager should attend the training. He suggested Council attend as well. The San Luis Obispo program is also paid by the Federal government. Council Member Pimentel feels the City should work with the Yolo County Transportation District and Yolo-Solano Air Quality Management District on these plans. Council Member Marble asked how our City would deal with a major event in the Bay Area or Sacramento where we might receive evacuees. Chief Cahill said there



is a plan developed for the Sacramento Valley that addresses all of those possibilities. They are working with the Cities of Davis and West Sacramento, the County of Yolo and the University of California at Davis to run a test program this Summer.

Mayor Flory asked how the bilingual community would be notified in case of emergency. Chief Cahill said the City does have bilingual Hispanic personnel but not individuals with other language skills, such as Chinese. There are some automated systems that have several language capabilities. Council Member Pimentel does not feel that "possibly" having someone available to translate is adequate. There needs to be a specific plan with forms and fliers for distribution in other languages. Chief Cahill said there is limited response verbally for Spanish speakers but there will be written materials available. The Citizens' Emergency Response Teams (CERT) with over 300 citizens trained to assist in emergencies are in place. Citizens are also being trained to take care of themselves in emergencies as staff cannot be everywhere.

Council Member Marble asked where the Council fits in during an emergency. Chief Cahill said the Council does have a definite roll as a policy maker. The City would be conducting business not under the normal business focus. Council would be handling issues such as declaration of an emergency and be visiting with the community to help maintain confidence and calm. During these times, it is important the citizens know their municipal entities are in place. City Manager Kirkwood said the City is part of the National Incident Management System. The training in twice Emmetsburg, the first time in August before the 9/11 incident has prepared senior staff. Staff continually addresses potential situations and have brought others in to assist. Staff updates our systems with last update just a few years ago. The Council does have a policy role when the emergency system is activated. Staff takes on tasks they would not normally be handling. Employees will assist with all issues as needed. If a City emergency is declared, receipt of funds, calls for emergency meetings of the Council to help with adoption of resolutions and helping to obtain those funds are part of the process. There is constant training and we follow the National model.

Brenda Cedarblade said Agriform had a chemical release. The first time and the air was foggy. She felt like she had been put into a bleach bottle. The second time she was not at home. The third release included some of the chemical that spilled and it was burning sensation. Several calls had been made to various agencies and no one knew what to do.



## PROCLAMATION ON DEAD CAT ALLEY; STAFF DIRECTION ON NEXT STEPS

Director Munowitch said there had been a request to designate Dead Cat Alley as a historical resource by the City and not allow any closure to any portion of the Alley. He outlined the various demands that have been requested from the Art Center regarding this Alley. The adoption of this Proclamation would bind future Council's from taking any action to close the Alley in any way.

At 7:12 Council Member Pimentel left the Chambers.

Staff and the Historical Preservation Commission are recommended not adopting the Proclamation at this time until further study can be done on the historical significance of the Alley.

At 7:16 Council Member Pimentel returned to the Chambers.

As part of the City Center Lofts project an Environmental Impact Report will be done. This came about as part of the questioning by the individuals and the City and will cost \$10,000. There is not any urgency to adopt a Proclamation at this time.

Council Member Monroe asked which part of the Proclamation is in question. Director Munowitch said the staff is not sure all of the presented "facts" are factual. The Proclamation states the alley will "forever remain an open and continuous passage from Cleveland Street to Freeman Park" and if approved the City will be setting policy for a long term which could stifle Redevelopment in the area. This is a premature request. The Historical Preservation Commission did not approve this as written. The Alley is more than a historical resource, there is foot traffic, truck deliveries and property issues. There are many issues that must be addressed before taking any action. This Council should strongly consider any action to bind future Council actions.

Council Member Pimentel said this Proclamation is not binding and it is clear that it will remain historical forever. He does not feel a costly survey is needed. Director Munowitch said much of the information is anecdotal. The "facts" should be researched fully. Vice Mayor Davies said it is unnecessary and he opposes the survey. The definition of "open passage" is not in place. There is need to be specific about what the City is doing. He asked how much of the



alley really belongs to the City and is opposed to closure of the alley but needs more answers.

Director Munowitch said the applicant for the City Center Lofts wants to keep the alleyway open, as does staff. The Resolution, if adopted, would restrict the City's options, such as a pedestrian over-crossing, as well as, possibly other development.

Dino Gay said the Yolo County Historical Society said this item should go to the Historical Preservation Commission. The Commission said they did not have the right to approve a Resolution. He and Meta Bunse of the Commission changed the language. The proposal is to keep the alleyway open between Cleveland and Freeman Park. It does not restrict development. It is endorsed by the Yolo County Historical Society, downtown businesses and merchants. It encourages development along the alley. It has become a distinct destination. The Proclamation sets the tone for a bunch of development. He read a message from Board of Supervisors Member Duane Chamberlain in support of adopting the Resolution.

Brenda Cedarblade owns a building on Main Street. The Proclamation recognizes the City history and the businesses. It will enhance the image and market the downtown. It is a great resource for the marketing of the City.

Anita Long also has a business on Main Street. She purchased the building because of the alley access. The Proclamation should have been adopted 100 years ago. Cities must have alleys. All of her deliveries are accepted in the rear of her building. It helps to alleviate traffic on Main Street.

Director Munowitch said the environmental review would cover some of the study, but the remaining portion would be at a cost of about \$20,000. Council Member Marble said funds could come from the Redevelopment Agency but some salary costs would come from the General Fund. Director Munowitch said the staff conducts a variety of studies that could include this type of thing.

Mayor Flory said vehicles use the alley and there should be some historical aspects looked at for the whole alley to make it a walking venue, possibly with cobblestones. The Proclamation would need to be drastically changed and it is not pertinent to the goals. This is a long term commitment. The intent could be interpreted differently by other Councils. Flexibility is necessary so that access to parking lots is considered. Property lines could be affected. Does the City own ten feet, fifteen feet or twenty feet. All of those questions need to be answered.



Vice Mayor Davies said the intent is not to close the alley. He does have concerns about the wording and the dimensions, as lot lines are important. Council should know what the City actually owns.

Council Member Pimentel said he supports the Proclamation and feels it is not binding. He would like to take the money for the study and use it to pave the alley. Council Member Monroe said this is about development. It is about generalizations because it makes a statement that the alley is unique. It also gives developers a head's up before they start a project proposal.

Director Munowitch said there is not intent or plan to close the alley. The Downtown Specific Plan celebrates the alley. It could not be closed without extensive Public Hearings and Council action. Council Member Marble agrees with staff actions and the recommendation from staff.

On a motion by Council Member Marble, seconded by Vice Mayor Davies and carried, Council took no action on the proposed Proclamation until such time that a Historical Resources Survey is completed; directed staff to continue working with a cultural consultant to complete a Historical Resources Survey to determine the extent of overseas Chinese presence in the downtown; and directed staff to work with Woodland Art Center to verify data and refine language and purpose of the Proclamation. Council Member Monroe and Pimentel voted to the negative.

Council Member Pimentel asked that it be clear that the City is spending \$20,000 on this study. Council Member Marble would like the business owners to be involved in the process.

## ADJOURN

At 7:48 Mayor Flory adjourned the regular meeting of the Council.

Respectfully submitted,

---

Sue Vannucci, CMC, City Clerk