

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

**CITY COUNCIL/WOODLAND FINANCE AUTHORITY
JOINT REGULAR MEETING**

NOVEMBER 18, 2008

6:00 P.M.

CALL TO ORDER

At 6:00 P.M. Mayor Davies called the joint regular meeting of the Council and Finance Authority to order.

ROLL CALL

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

COUNCIL MEMBER ABSENT: None

STAFF MEMBERS PRESENT: Mark Deven, Sue Vannucci, Barry Munowitch, Greg Meyer, Dan Bellini, Dan Rice, Dan Gentry, Andrew Morris, Jerry Gedatus, Tod Reddish, Katie Wurzel, Sandy Briggs, Amber D'Amato, Carol Beckham, Dick Donnelly, Jim Heath, Dan Sokolow, Lynn Gatie, Debra Fann, Cynthia Shallit, Ryan Brant

PLEDGE OF ALLEGIANCE

Mayor Davies invited all in attendance to join in the Pledge of Allegiance led by Jim Heffernan.

MINUTES

On a motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously (Council Member Dote abstained), the City Council adopted the minutes of the November 27, 2007 Council meeting as presented.



COMMUNICATIONS – WRITTEN

Council received notification from Alcoholic Beverage Control of a new on-sale beer and wine license for Bangkok Cuisine Thai Restaurant, 525 Main Street, Woodland.

COMMUNICATIONS – COMMITTEE REPORTS

Council received the minutes of the Commission on Aging meeting of September 22, 2008.

Council received the minutes of the Parks and Recreation Commission meeting of September 22, 2008.

Council received the minutes of the Library Board of Trustees meeting of October 6, 2008.

COMMUNICATIONS-PUBLIC COMMENT

Brad Townsley requested that the Council follow other cities in joining a suit against Proposition 8.

COMMUNICATIONS – COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Pimentel said there was a Yolo-Solano Air Quality Management District meeting held last Wednesday, and although AQMD does not regulate burning in fireplaces, there are some warnings people should heed.

Council Member Marble said he went on a helicopter tour and observed the Cache Creek water shed Indian Valley Reservoir and the settling basin. The tour helped him understand the flooding and drought issues the community is facing. The Water Resources Association technical committee met and heard a presentation regarding Delta Vision and some of the concerns that Delta Vision might present and pose for our community and the County in relation to water. It would be advisable for the community to become more aware of what Delta Vision is proposing and recommending to the Governor. He attended a Yolo County land holders' meeting at the Heidrick Ag Center, and the 400 or 500 people who attended heard presentations regarding the proposed Yolo County water ordinance and water governance in Yolo County. He and Mayor Davies attended the 2x2x2 regarding a Flood Safe Yolo presentation.

Council Member Dote said she and Council Member Marble attended the Infrastructure Committee meeting this afternoon and heard a very informative



presentation on the Sanitary Sewer Management Plan. The Plan will come back to Council for adoption as required by the Regional Water Board.

Council Member Marble said staff has been working hard along with Flood Safe Yolo on potential flood solutions for Woodland. One of the least costly solutions is taking existing data and putting it through a different computer model which takes what was a 1,000 foot overview of Woodland and surrounding area down to a 50 foot overview using the same data FEMA used years ago. Staff hopes this information can be presented to FEMA to take a great portion of Woodland out of the flood plain.

Council Member Dote said staff is exploring with counterparts in Davis the possibility of bringing a joint powers agency together to work on the surface water project between UC Davis and Woodland, and this would impact the City's waste water discharge permit and water quality.

Mayor Davies said he accompanied Assistant City Manager Munowitch and Redevelopment Manager Shallit to Seattle to talk to the Economic Development Administration regarding a planning grant for the proposed parking garage.

PRESENTATIONS

TOBACCO FREE HOUSING UNITS

Vice Mayor Pimentel presented a proclamation to representatives of Fair Plaza Senior Apartments and Terracina at Spring Lake Apartments for their support of designating a minimum of 50 percent of their rental units as smoke-free.

SUSAN G. KOMEN FOR THE CURE

Council Member Dote presented a proclamation to Jim Heffernan recognizing the efforts put forth by the Susan G. Komen for the Cure organization on their continued search for the eradication of breast cancer.

CONSENT CALENDAR

Vice Mayor Pimentel requested and Council concurred to remove the following items from the Consent Calendar for discussion and action:

QUARTERLY TECHNOLOGY UPDATE

Vice Mayor Pimentel said website improvements, the City are not quite advanced yet. He said the report indicates the City's website is



complete. Director Vannucci said the City's website will not be complete until January 2009.

On a motion by Vice Mayor Pimentel, seconded by Council Member Dote and carried unanimously, the Council received the Quarterly Technology Report for October 2008 with the amendment that Item D of the report shall indicate that the City website improvements are not complete.

PROPOSITION 1B ROAD FUNDING

Vice Mayor Pimentel wants to make sure the City is working with the Yolo County Transportation District to prioritize the list of improvements in the best interests of the City and the entire County.

City Manager Deven said the City did not contact the Yolo County Transportation District in terms of applying for the Proposition 1B allocation, but the District's general manager should be contacted as soon as possible to advise him what the City is doing and give him updates on other transportation projects.

On a motion by Vice Mayor Pimentel, seconded by Council Member Dote and carried unanimously, Council authorized the request for Proposition 1B 2008-09 allocations up to the amount of \$822,247, authorized staff to submit the request to the State Department of Finance, amended the Capital Budget to include Road Maintenance Project 08-67, and requested the City Manager to work with Yolo Transportation District on the Project.

Mayor Davies requested and Council concurred to remove the following item from the Consent Calendar for discussion:

BOARD AND COMMISSION RE-APPOINTMENTS

Mayor Davies had a question regarding Boards and Commissions and input received from Council members. Director Vannucci said the Council has received a brochure, and she has received comments from each Council Member regarding appointments, reappointments and resignations. Further discussion and action taken below.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried unanimously, the Council approved the following Consent Calendar items:



MONTHLY STATUS REPORT-FIRE DEPARTMENT

Council received the monthly status report from the Fire Department for September 2008.

MONTHLY STATUS REPORT-PARKS AND RECREATION

Council received the monthly status report from the Parks and Recreation Department.

MONTHLY STATUS REPORT-PUBLIC WORKS

Council received the monthly status report for November 2008 from the Public Works Department.

MONTHLY STATUS REPORT-COMMUNITY DEVELOPMENT

Council received the monthly status report from the Community Development Department.

CAPITAL BUDGET EXECUTION STATUS REPORT

Council received the Capital Budget Execution Status Report for October 2008.

RESOLUTION 4969-CONFLICT OF INTEREST CODE

Council adopted Resolution 4969, A "Resolution of the City Council of the City of Woodland Amending the Conflict of Interest Code for Designated Positions and Incorporating by Reference the Fair Political Practices Commission Standard Model Conflict of Interest Code."

APPOINT, REAPPOINT AND ACCEPT RESIGNATIONS OF BOARD AND COMMISSION MEMBERS

Council adopted the following list of Board and Commission member reappointments: (see further comments above)

Jim Heffernan	Board of Building Appeals	December 31, 2012
Jorel Difuntorum	Library Board of Trustees	December 31, 2010
Bud Goding	Library Board of Trustees	December 31, 2010
Kay Hodges	Library Board of Trustees	December 31, 2010
Tom Bills	Manufactured Homes Fair Practices Commission	December 31, 2011



William Marcus	Manufactured Homes Fair Practices Commission	December 31, 2011
Robert Noren	Manufactured Homes Fair Practices Commission	December 31, 2011
Jeff McCallum	Manufactured Homes Fair Practices Commission	December 31, 2011
Maria Tapia	Parks and Recreation Commission	December 31, 2012
Lorna Carriveau	Personnel Board	December 31, 2012
Fred Lopez	Planning Commission	December 31, 2012
Kevin Spesert	Planning Commission	December 31, 2012
Bruce Jacks	Traffic Safety Commission	December 31, 2012

Council accepted the resignation of Margaret Vicars from the Historical Preservation Commission effective immediately, Frank Cooper from the Commission on Aging, Tanya McKay from the Parks and Recreation Commission and Val Manning from the Personnel Board at the end of their terms on December 31, 2008.

LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE RESOLUTIONS

Council received the League of California Cities Final Resolutions Report for the General Assembly 110th Annual Conference in Long Beach, September 27, 2008.

PROJECT 07-25-MUNICIPAL SERVICE CENTER INTERIOR WORKSPACE EXPANSION

Council accepted the Municipal Service Center Interior Workspace Expansion, Project No. 07-25, as complete and authorized the City Clerk to file a Notice of Completion.

WASTE MANAGEMENT RATE ADJUSTMENTS

Council adopted a rate increase for services of Waste Management, effective January 1, 2009, by 3.0% as it meets the provisions of the Franchise Agreement between the City and Waste Management.

QUARTERLY TREASURER'S REPORT JULY-SEPTEMBER, 2008

Council received the Treasurer's Quarterly Investment Report for July through September, 2008.



LEASE AGREEMENT WITH LOS CAPORALES DE WOODLAND

Council directed and authorized the City Manager to amend the lease agreement between the City of Woodland and Los Caporales de Woodland to extend the time period to January 31, 2009 for the clean-up and removal of their improvements on the leased property (City property at Woodland Regional Park beginning at the intersection of the south line of County Road 25A with the east line of County Road 102).

WOODLAND FINANCE AUTHORITY

WATER BONDS

City Manager Deven said there have been several discussions regarding the water revenue bonds dating back to September. The City's Financial Advisor will summarize staff's recommendation. That recommendation is the private placement option wherein the City would look at financing \$9 million now with an interest rate of 5% under a 25 year term. The City would then look at alternate financing and edge toward 5 years in order to avoid a higher interest rate later on.

Financial Advisor Ken Dieker with Del Rio Advisors said in September Council was asked to sell up to \$20 million in water revenue bonds in a public offering. In mid September the financial market meltdown started to occur. The credit crisis hit the municipal bond market quite hard which essentially shut down the market for six weeks. During that time documents were being finalized, including the official statement, and Del Rio Advisors were preparing to go to market after Council approved the transaction. In October he reported back to Council with some options because the municipal bond market had not yet reopened and proposed a private placement option they had received. One offer was from Umpqua Bank at a 5.12% rate and an offer from Municipal Finance Corp. representing a bank in Southern California at a 4.63% rate. Those two offers were based on the fact that this would be a bank qualified bond issue, and the City would net \$9 million for the first round of projects. During the due diligence they discovered the TRAN issue the City had done (bringing in \$17 million) counted against the \$10 million bank qualification limit, so they were not able to do a bank qualified private placement. They went to the market place and received information from other firms on a non-bank qualified offer, and the best was with Capital One funding at a 5% rate for a period of 5 years and would net the City \$9 million for the projects. The \$9 million was the amount that Public Works Director Meyer determined was the immediate need. This mechanism was seen as an interim financing tool and over the last couple of weeks there has been



some movement in the municipal bond market. Many of the mutual funds which have big run ups begin to dump the bonds to the street in order to generate cash to meet redemptions. There are about \$17.9 billion of back issue supply waiting to come to market. Whenever there is movement to lower the yields back to normal levels, a flood of bonds hit the street and drive the yields back up again, sometimes as much as 30 to 50 basis points (a half of a percent) in a day. In order for the City to avoid this turmoil Del Rio Advisors is proposing the private placement option which will net the City \$9 million with a 5% for 5 years, and there is an automatic rate which will go to 8% starting in the 6th year. The private placement option is refundable at any time, and the bank is ready to close on this transaction on Thursday, November 20. There is a prepayment penalty of 1% for the 5 year period. At the end of 5 years the prepayment penalty goes to zero.

Finance Authority Vice Chair Pimentel asked if the report would be amended with the refinancing after 3 years. Advisor Dieker said that is correct.

On a motion by Finance Authority Member Dote, seconded by Finance Authority Vice Chair Pimentel and carried unanimously, the Finance Authority approved the private placement option for the financing of a net \$9,000,000 in water revenue bonds to finance Water Enterprise projects.

REPORTS OF THE CITY MANAGER

YOLO COUNTY GENERAL PLAN

Council delayed the Yolo County General Plan report waiting for the arrival of the County representative.

ORDINANCE - HOURS OF OPERATION FOR PARKS

Director Gentry said the Park and Recreation Commission have reviewed the proposed Ordinance to amend the hours of operation for the parks.

Police Captain Bellini said the Police Department is supportive of the recommended changes. Currently the City Code allows individuals to legally congregate within the parks until 10:30 p.m. which gives individuals time to commit illegal activities in the dark. The recommended changes will allow officers to more easily move individuals out of the park during darkness and hopefully reduce those activities in the parks.



Mayor Davies suggested that where there are lighted courts there should be some sign to allow the hours of usage to 9:30 p.m. or 10:00 p.m. Director Gentry said there is the distinction in the proposed Ordinance so that if people are playing tennis or using the sporting facilities that are night activities they are allowed until 10:30 p.m.

On a motion by Council Member Monroe, seconded by Council Member Dote and carried unanimously, Council introduced, waived first reading and read by title only an Ordinance to amend Sections 15-33 and 15-34 of Chapter 15 of the Woodland Municipal Code to change the operating hours of all parks located within the City of Woodland to between sunrise and sunset, with a thirty minute grace period before and after these times, respectively, and with the placement of appropriate signs at the parks.

SPORTS FACILITY SCHEDULING POLICY

Recreation Superintendent Rice said the Community and Senior Center Sports Facility have multi-use fields for soccer, baseball and softball. The City needs to support those groups that have peak seasons, such as soccer and softball, and try to establish seasonal use times. Priority use times need to be set for the different groups and the use that involves an economic impact activity. The Senior Softball Challenge Cup will come to the facility August 11-16, 2009, and that event should bring a \$5 million impact to our community. He asked that Council establish those seasonal uses for those groups and place the economical impact activity as a priority use that could supersede any of the other priorities. The Parks and Recreation Commission discussed the issue, and during that meeting the Commission directed staff to meet with the Woodland Sports Council and some of the stakeholders to discuss how to establish those seasons. The Commission met in October and recommended the policy to the City Council softball and baseball seasons on the four multi-purpose fields from April through September and soccer as a priority use from October through March, and then bid on or review the economic impact events and work with the user groups to make the events happen.

Superintendent Rice said a fence needs to be installed for softball and baseball, and soccer goals have to be installed. One field is designed for senior softball and girls' fast pitch, so the adults will be playing on the triplex where there are established fences.

Council Member Marble said the priority users list always indicates that 50 percent or more of the team participants need to be from Woodland, and asked how that percentage was established.



Superintendent Rice said that policy has been in place for quite awhile. Those who developed the policy felt the majority of the users needed to be residents, so the 50 percent figure creates a simple majority.

Vice Mayor Pimentel said the fields were built for the community, and he has concerns that the fields were established for softball and soccer. There are a lot of facilities in the community for baseball, and not many soccer or softball fields. There needs to be a priority use change from softball/soccer/baseball and make baseball a third priority.

Mayor Davies asked about regional and national tournaments which are league tournaments and are scheduled a long time in advance. A lead time of a minimum of six months should be built into the policy and require consultation of the users. Displaced users should be given priority for rescheduling. The youth groups who use other facilities should be allowed to use the Sports Park behind soccer and softball. A priority split of 3-2 would bring a balance.

Superintendent Rice said the fields do attract many "A" baseball groups from outside of Woodland, and some of the kids in Woodland play on those teams.

Council approved the Community and Senior Center Sports Facility Scheduling Policy as presented.

YOLO COUNTY GENERAL PLAN

Associate Planner Sokolow gave Council an overview of the Draft 2030 Countywide General Plan. In September the County released its draft General Plan and last month the County released the notice of preparation for the EIR program for the General Plan. City staff drafted a letter for review by the City Council on two specific areas the City staff felt was important as they pertain to the proposed land uses for their new General Plan. Staff reviewed two areas, including changes on the City edge and changes in areas near the City. On the City's edge is the old Spreckel's site which is 160 acres proposed to be re-designated from agricultural to industrial, and 91 acres of that site was already re-designated this year for the Clark Pacific project. The concern is that the remaining 69 acres is going from agricultural to industrial. Woodland has several hundred acres in the northeast quadrant of the City which is already designated industrial or pre-zoned for future industrial. While some of those properties do have some flood constraints, some of the properties could be developed in the next three to five years.



The second area includes some highway commercial property in Yolo and three acres in Monument Hill on Road 94B and State Route 16. The more significant property is the Elkhorn Specific Plan which is a 322 acre area adjacent to the Sacramento River north and south of Interstate 5 proposing as industrial as well as general commercial uses. One concept for the area is a future hotel/convention facility. From Woodland's perspective a hotel corridor is developing on Freeway Drive which is in the northeast quadrant of Interstate 5 and County Road 102 area. The Elkhorn site is in ag production, with Class 2 and Class 3 soils, and could compete with the City's burgeoning hotel corridor. Planner Sokolow asked for Council comments on the draft letter.

David Morrison, Assistant Director for Yolo County Planning and Public Works, said the County's General Plan Update has been developed over the last five years. During that time over 30 workshops and public hearings have been held, including the land use summit in 2005 which included elected officials from the Board of Supervisors and all five Council Members. There were over 1,000 comments received on the updated General Plan. The draft General Plan was released on September 16 for public review, and the County is accepting comments on the document until 4:00 p.m. on Thursday, November 20, 2008 which is also the deadline for comments on the Notice of Preparation for the General Plan EIR.

Over the past two months Director Morrison and General Project Manager Heidi Tschudin have been on a road trip making presentations at additional meetings and workshops. After the public review period ends he and Ms. Tschudin will compile all of the comments received and make their recommendations to the Board of Supervisors. The Board will consider the draft General Plan during three days of public hearings on January 20, 21 and 22, 2009. The draft EIR will be released in February and the response to comments will come out in May, 2009. The Final EIR and the revised draft General Plan with final recommendations will go to the County Planning Commission in June of 2009 for the final recommendation, and will be considered by the Board of Supervisors in July. If approved County staff will ask the Board for final approval in September of 2009.

The General Plan update carries out the same philosophy that supported land use planning in the County for the last 50 years, the County's commitment to support vigorous agricultural economy, preservation of open space and habitat and compact development within existing towns and cities that incorporate smart growth principles. The updated General Plan also includes two new basic principles: (1) the creation of diverse economic development opportunities; and, (2) the integration of green policies and actions to address local climate change.



The developed portions of the unincorporated area along the northern portions of the City, primarily along Kentucky Avenue and West Street remain largely the same as the 1983 General Plan. The holding areas for future residential, commercial and industrial development are designated in the 1983 Woodland Area General Plan. The areas south of Churchhill Downs and south of I-5 have been deleted from the 2030 General Plan. The Spreckels site would be increased from the existing 91 acres to 160 acres, and a portion of the industrial area which is within the unincorporated area in the eastern portion of the City would be changed from industrial to public quasi public, land owned by the City of Woodland. The developed area to the west of Woodland, Willow Oak and the southwest corner of Highway 16 and County Road 98 near Aoki's property would remain largely unchanged.

There are policies to continue to work with each of the cities on County development impact fees and on planning issues within each City's sphere of influence, to negotiate annexation agreements with each City to insure full revenue neutrality from the County, and to coordinate with the Cities to create mutually beneficial development projects that create financial benefits for both the cities and counties.

The County continues to vigorously conserve and preserve ag lands in areas outside of adopted County growth boundaries and outside of any spheres of influence. The County is looking to avoid the creation of a ring of row residential development around cities and towns and their growth boundaries and to establish formal buffers between the Cities and to direct conservation easements to buffer areas between unincorporated communities to keep each community distinctive and unique.

The Elkhorn total plan area includes 365 acres, including 23 acres of open space, 20 acres of public facilities and 322 acres of commercial and industrial uses. The primary use of that site as envisioned by the County is a regional conference center and hotel and the gateway to Yolo County along I-5. In terms of competition with hotels in Woodland, both existing and planned, the County envisions a resort hotel complex which is a different market than Woodland is using although the uses may be similar. The majority of the 322 acres will be developed for industrial uses, in particular the County General Plan encourages life sciences, biotechnology and related research uses as well as research and development facilities which serve private business associated with UC research and other types of commercial development. The Elkhorn Specific Plan would include specific actions to connect the Helvetia-Elk Grove, the Sacramento River, and the Elkhorn regional Park into a continuous open space park feature.



The Plan designates emergency evacuation routes, including I-5, Highway 16, State Route 113, and County Roads 22 and 98. The Plan also designates agricultural trucking corridors, which are areas which would have the highest priority for improvements within the County road system. Within the Woodland Area of the County's General Plan the roads with highest priority would be County Road 24, 27, 94B, 98 and 102.

The Open Space and Conservation element of the Plan calls for a new area plan for the Yolo By-Pass, which currently does not exist, expanded recreational opportunities along the Cache Creek and the Yolo By-Pass. Included is a system of trails to link both communities and parks throughout the County and a proposal to connect the future Bay-Delta Trail that will be coming up in the Clarksburg area to connect to future trails in the Yolo By-Pass.

The County reiterates its existing position to direct the development of groundwater management ordinance to address the accumulative impacts with groundwater extraction and to evaluate the creation of a County-wide water authority to consider water conservation, flood control, water conveyance and water exports.

The County has a policy to re-evaluate the feasibility of annexing all or a portion of Yolo County into SMUD, the need to develop a capital facilities plan that would eventually relocate the Monroe Detention Center to accommodate future growth needs. By the late 2020's Monroe will reach its existing planned capacity.

The County is also studying the possibility of relocating the existing Yolo County Fairgrounds and reuse of the existing site, and to work cooperatively with the City and LAFCO to facilitate the revitalization and future annexation of existing unincorporated areas along Kentucky Avenue.

Council Member Dote said the City of West Sacramento did a study of the land which goes north from West Sacramento to I-5 and parallel to the Sacramento River, and West Sacramento determined they could only develop the southern part because of the noise from the Airport. Planner Morrison said the Elkhorn site is currently within the West Sacramento Planning Area, within their General Plan for their build out beyond their sphere of influence. West Sacramento is already planning on developing in that area at some point. He said a large portion of that property north of the Sacramento weir is within the flight path of the Sacramento International Airport, and that is particularly relevant to residential development, but does not preclude industrial/commercial development.



Vice Mayor Pimentel said one mission of the County of Yolo is to continue promoting agriculture within the County, but of the four major projects near the City of Woodland over 90% of the acreage is prime ag land. Planner Morrison said the County has vigorously made efforts to preserve ag land, but the County has not taken a position of never developing again. The growth plan discussed in the County General Plan is modest over the next twenty years. At the end of the 2030 period the County which is currently 95% agricultural would be about 94.5% agricultural, so accumulative it is a small portion and is necessary to accommodate residential and economic needs of the County.

Mayor Davies feels it is contradictory to take 300 to 400 acres out of agricultural production. The County is presenting its General Plan, and the Council is just giving their comments. Planner Morrison said the County has taken great pains to minimize the effects on the prime farm land by shifting planned development to Dunnigan while areas around Madison and Esparto are not being developed greatly because of the higher quality of farm land in those areas. Elkhorn is unique as an underdeveloped interchange on I-5 and is in close proximity to developed areas, the Cities of West Sacramento and Woodland, as well as, the closeness to Sacramento International Airport.

Vice Mayor Pimentel asked if the County feels the Cities are not meeting the population demands within the County, and that is why other residential areas need to be expanded and developed.

Mr. Morrison said the City of Davis has adopted Measure J which limits growth, and the City of Woodland has adopted an ultimate Urban Limit Line which will limit the footprint for growth for Woodland. West Sacramento, although it has plans to grow north, has some significant geographical constraints, and the City of Winters is still debating about how far they want to pursue growth. Over the next 20 years the County is looking at limiting growth. In addition, the County has its own allocations for SACOG just as the cities do, but more importantly Dunnigan also ties into the County's goal of economic development diversity. The County's economic analysts have indicated that the I-5 and I-505 Interchange is the most underdeveloped interchange in California and represents opportunity for various forms of economic development. Dunnigan is already a significant trucking area. To place jobs in those areas the housing has to go with it to make progress with the County's climate change goals.

Vice Mayor Pimentel said he feels there is plenty of growth in Woodland, West Sacramento, Davis and Winters. Another concern is the ground water ordinance, and the City of Woodland has sent a letter to the



County expressing concerns. He asked if the City's concerns have been addressed. Planner Morrison said staff will be going to the Board of Supervisors in January 2009 to get further direction on the ground water ordinance. Council Member Marble said in relation to the ground water ordinance and the proposed change in governance for water, the City did send a letter to the County. That letter should be incorporated into the comments on the County's General Plan explaining the City's position on the two proposals. Comments on Spreckels should be stronger because of the competition for the zoned area for industrial use. The Council has expressed concerns about anything beyond Clark Pacific at that site.

Council Member Monroe said the City should oppose any expansion. Clark Pacific did a great job with upgrading the site, but he did not want other commercial projects come in. The City is going to have four new hotels on the Freeway, and much of their business comes from the Airport and the Elkhorn Specific Plan uses will have a big impact on Woodland and its hotel business.

Mayor Davies said the 91 acres for Spreckels was agricultural and asked when that was changed. Planner Morrison said the land use designation was agricultural until April 2008 and was not actively farmed for 70 to 80 years. Spreckels, as a sugar beet processing plant, was consistent with the agricultural designation.

Mayor Davies opposes the re-designation of 91 acres to industrial and asked why 13 acres at the city of Yolo interchange was re-designated. Planner Morrison said the draft General Plan does include several policies encouraging additional interchange development to try to take advantage of the resource that the County has. There is a 13 acre parcel immediately north of the Seventh Day Adventists' Church in Yolo which is on County Road 17 and I-5 and is not farmable.

Mayor Davies said as the City annexes, the County wants to make sure they were revenue neutral. Planner Morrison said revenue neutral means that the full cost of providing services to a particular parcel are covered entirely by the tax sharing agreement.

Mayor Davies said the 200 year flood plain protection issue in West Sacramento was based on a sales tax and property tax element. West Sacramento will not be able to accomplish that to protect residences, etc., and will not be able to deal with the protection for 25 to 30 years from now. This situation is a major problem for the County or anyone who wants to develop and is economically not feasible with 14 miles of levee from the southern most part of Elkhorn to the Freeport Weir. Woodland is having



experiences with wastewater discharge, sewer and storm sewer. To address those kinds of facilities to handle those elements on just 300 acres of the Elkhorn site will be a big challenge.

Mr. Morrison said the Elkhorn site levees would have cross levees running from the Yolo By-Pass to the Sacramento River to protect that 300 acre site only and would not entail improving all of the levees from the Freemont Weir to the City of West Sacramento. The property would have to be developed to a 100 year standard. Cities (under Senate Bill 5) are required to be developed to a 200 year flood standard, and cities outside are only required to build to a 100 year flood standard. He said development would be an economic challenge, but interested commercial developers have looked at the site.

Vice Mayor Pimentel said with the 322 acres at Elkhorn there are some issues, but that is the County's responsibility of providing services to that particular parcel. With the Clark Pacific designation and the 69 acres that are left there is opportunity for the City to work with the County in conjunction with the City's industrial park. There could be joint efforts to work on flood solutions for the majority of the parcels in the north part of Woodland and try to develop the area together.

Council Member Dote said she supported the Urban Limit Line for Woodland to preserve ag land, but Supervisor Chamberlain states that not all ag land is of equal value. The loss of the prime ag land is so much greater than the loss of the dry, range land. She asked if the County General Plan was consistent or congruent with the SACOG blue print. Mr. Morrison said the County has met with Michael McKeever, Executive Director of SACOG, and SACOG staff, and the County General Plan is entirely consistent with the principles of the blue print plan with regard smart growth and development patterns. There is a slight change in terms of Dunnigan which was anticipated to occur much longer in the SACOG blue print. Mayor Davies said he had a conversation with Mr. McKeever and the County should revisit that issue because Mr. McKeever indicated that there must be industry or other development near Dunnigan to support the jobs for the 3,000 homes that will be built. Planner Morrison said he also met with Mr. McKeever a month ago and there is not incongruity with the County General Plan and the SACOG blue print. Mr. McKeever supports the policies within the County General Plan.

Mayor Davies said the Council has some concerns with consistency to the development at the Spreckels site, the addition of the 69 acres, and the Council position to oppose that re-designation. There is also Council desire for cooperative efforts to move forward. The Council only approved



the original 90 acres for the Clark Pacific project. The Council also had concerns about the Elkhorn site, and there are uses for the site that would not compete with the City's uses. Once the property is designated as commercial there are many more uses that could go there.

Mr. Sokolow said the concern with the Elkhorn site was the creation of a hotel/conference center site which may pick off customers and patrons who would normally stop at one of the hotels in the hotel corridor in Woodland. The County expressed the intent of using the area for a conference site but could be used for other travelers along I-5 or visitors to the Airport.

Mayor Davies said if the Elkhorn site was designated commercial, there could be ten hotels built there.

There was Council consensus for an expression of opposition to the commercial designation of the Elkhorn site. Council also agreed to strongly oppose the County groundwater ordinance, and attach the Council's comment letter from July 2008 to the comments on the 2030 County General Plan.

Assistant City Manager Munowitch said staff feels it is in the City's interests to have a strong and fiscally viable county, and staff does not propose to limit the County from raising revenue. City staff and County staff have been talking about collaborative planning principles to address these issues, and because the City has concerns, the City still wants a strong partnership with the County.

VISION, VALUES, AND MISSION STATEMENT

City Manager Deven said staff and representatives of the City employees' associations met with the Council at a study session for an overview of policy, leadership and management initiatives that the City intended to implement to transform the City into a very productive organization. A first step taken in March of 2008 was to define organizational initiatives as Vision, Values, and Mission statement. City Manager Deven recognized the following City employees who served on the Vision Values and Mission task force: Carol Beckham, Library; Cynthia Shallit, Community Development; Dan Letamendi, Police; David Krause, Police; Debra Fann, Finance; Eric Zane, Fire; Greg Meyer, Public Works; Jeff Sissom, Parks and Recreation; Lynn Gatie, Community Development; Mark Hedington, Public Works; Ryan Brant, Community Development; and Tod Reddish, Fire. The task force constructed a statement that defined Vision which depicts the organization the employees want to the City to become,



Values which define the essential attributes the City needs to fulfill the Mission, and Mission which states why the City exists as a local government organization.

Council Member Monroe said the Mission statement: "Our Mission is to anticipate and implement a balance of services essential for a high quality of life through leadership, innovation, and a commitment to our community", needs to be revisited from time to time to provide the foundation for the community to grow.

Council Member Dote said that every decision and action that is taken should have the Mission statement as a basis. City Manager Deven said staff intends to weave the Mission statement into the organization through job descriptions, evaluation processes, and training programs.

Vice Mayor Pimentel wants to integrate celebrating diversity in the work place in the statement.

Mayor Davies asked that the statement be reviewed to be sure that it is grammatically correct and agreed that diversity should be added to the statement. With these changes the statement could be presented to Council at a later date as a Consent item.

ADJOURNMENT

At 8:00 P.M. Mayor Davies adjourned the regular meeting of the Council.

Respectfully submitted,

SS: Sue Vannucci, CMC, City Clerk

Transcribed by: Jean Kristensen, Deputy City Clerk

Adopted by Council: May 4, 2010