Woodland City Council City Hall – Council Chambers 300 First Street Woodland, CA 95695

# MINUTES JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD SPECIAL/CLOSED SESSION

# **JANUARY 24, 2006**

6:00 P.M.

### **CLOSED SESSION-COUNCIL**

At 6:01 p.m. Council held a conference with the Labor Negotiator pursuant to Section 54957.6. The Agency Designated Representative was Phillip Marler and the Employee Organizations, Confidential, Fire, Fire Mid-Management, General Services, Management, Mid-Management, Police, Police Mid-Management, Police Supervisors with an Unrepresented Employee, the City Manager. Present at this session were Council Members Flory (arrived at 6:32), Peart, Pimentel and Rexroad and Assistant City Manager/Labor Negotiator, Phil Marler.

## **CLOSED SESSION-REDEVELOPMENT**

The Agency Board held a conference at 6:50 with Real Property Negotiators pursuant to Section 54956.8 for the Casa del Sol (Dana/Woodland Mobile Home Parks) property. The Agency Negotiator was Richard Kirkwood and the Negotiating Parties the Redevelopment Agency and Community Housing Opportunities Committee. Under negotiation were price and terms of payment. Present at this session were Board Members Flory, Pimentel and Rexroad, Executive Director Kirkwood, Assistant Director Marler, Agency Attorney Quinn, Redevelopment Manager Ross and Interim Community Development Director Diekman. Board Member Peart recused himself from discussion and Board Member Monroe was absent.

# REGULAR SESSION 7:00 P.M.

## **CLOSED SESSION ANNOUNCEMENT**

Mayor Rexroad announced that a Closed Session had been held to discuss property negotiations and direction had been provided to the Property Negotiator. The



Session also included Labor Negotiations with all employee units and an unrepresented employee with direction provided to the Labor Negotiator.

## CALL TO ORDER

Mayor Rexroad called the regular meeting of the City Council to order at 7:02 p.m.

## PLEDGE OF ALLEGIANCE

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

# **ROLL CALL**

COUNCIL MEMBERS PRESENT: David Flory, Neal Peart, Art Pimentel, Matt

Rexroad

COUNCIL MEMBER ABSENT: Jeff Monroe

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Ann Siprelle, Sue

Vannucci, Karl Diekman, Gary Wegener, Carey Sullivan, Dan Gentry, Paul Miller, Greg Meyer, Cathy Lee-Jiang, Wendy Ross, Al Mancilla, Scott Sawin, Mark Dennis, Lynn Gatie, George Ahlgren,

Rick Sander, Cindy Norris, Doug Baxter

### PUBLIC COMMENT

B. J. Ford announced the League of Women Voters will be holding a luncheon on March 9, 2006 and invited Council to attend.

## **COUNCIL/STAFF COMMENTS**

Council Member Peart indicated there appears to be an increase in the amount of graffiti of late and asked Staff to take a proactive approach to abate.



## **PRESENTATION**

## WOODLAND UNITED WAY CAMPAIGN PARTICIPATION

Lynn Gatie, Senior Management Analyst for the City and Member of the Board of the United Way, presented a check in the amount of \$16,183 to Executive Director Pamela Vargas which is the amount pledged by the employees of the City of Woodland to assist in the program needs. The City employee contribution has increased by 14% from the pledge amount for last year.

# **CONSENT CALENDAR**

Council Member Pimentel requested, and Council concurred to remove the following item from the Consent Calendar for discussion:

# RESOLUTION 4710-SUPPORT OF GRANT-DEVELOPMENT OF YOLO COUNTY CULTURAL HISTORY AND ARTS CENTER

Council Member Pimentel said the University of California is also looking at the development of a Cultural History and Arts Center via a grant source. Danielle Thomas of the Yolo County Historical Society/Yolo County Arts Council Steering Committee on the project, said they would like to partner with U. C. Davis but must wait until they have received the grant notification.

Council Member Peart asked about the property proposed for movement of the Victorian home currently located on Sixth Street between Main and Court Streets which is to to be used for the Center. This property had been discussed as a possible expansion area for the future Police Department parking needs. City Manager Kirkwood said there are other possible properties that could be designated for those parking needs. The request at this time is for support of the grant only and other aspects of the project will be addressed at a future time.

On a motion by Council Member Pimentel, seconded by Vice Mayor Flory and carried by the Members present, Council approved Resolution 4710, a "Resolution in Support of the Yolo County Historical Society and the Yolo County Arts Council to Develop the Yolo County Cultural, History and Arts Center.

On a motion by Council Member Pimentel, seconded by Council Member Peart and carried by the Members present, Council approved the following Consent Calendar items as presented:



## TREASURER'S INVESTMENT REPORT

Council reviewed and accepted the November 2005 Investment Report.

# MONTHLY STATUS REPORT-FIRE DEPARTMENT

Council received the Monthly Status Report for November 2005 from the Fire Department.

# CONSTRUCTION DEBRIS RECYCLING ORDINANCE

Council received a report on the requested time extension the City had made to the California Integrated Waste Management Board for meeting the A. B. 939 requirements which included the recycling of construction and demolition debris.

# AGREEMENT-GREATER SACRAMENTO AREA SOFTBALL ASSOCIATION-ADULT SOFTBALL OFFICIALS

Council authorized the Director of Parks, Recreation and Community Services to enter into a Professional Services Agreement with the Greater Sacramento Softball Association for the provision of Adult Softball Officiating Services.

# AGREEMENT-SACRAMENTO METROPOLITAN OFFICIALS ASSOCIATION-ADULT VOLLEYBALL AND BASKETBALL OFFICIALS

Council authorized the Director of Parks, Recreation and Community Services to enter into a Professional Services Agreement with the Sacramento Metropolitan Officials Association for the provision of Adult Basketball and Volleyball Officiating Services.

# PROJECT 05-35-PACKAGE C INFRASTRUCTURE-SPRING LAKE SPECIFIC PLAN AREA

Council approved the Project Programming Summary Sheet for the Spring Lake Specific Plan Area Package C Infrastructure Project 05-35.



# RESOLUTION 4708-CITY REPRESENTATIVE-YOLO COUNTY WASTE ADVISORY COMMITTEE

Council adopted Resolution 4708, "A Resolution of the City Council of the City of Woodland Appointing a Member to Serve on the Yolo County Waste Advisory Committee", that member to be Christine Engel, Environmental Resource Analyst in the City Public Works Department as the City representative.

# HOUSING ELEMENT ANNUAL UPDATE TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Council received the Housing Element Annual Progress Report to the State Department of Housing and Community Development.

# FEE DEFERRAL AGREEMENT-DEVELOPMENT IMPACT FEES AND WAIVER OF BUILDING PERMIT AND PLAN CHECK FEES-THREE VERY-LOW INCOME HOMES-HABITAT FOR HUMANITY

Council approved the deferral of Development Impact fees for an estimated amount of \$170,301 and a waiver of Building Permit and Plan Check fees in an estimated amount of \$7,001 for Habitat for Humanity Yolo County, for three very low income single-family affordable for-sale homes within the Spring Lake Specific Plan area.

# FEE DEFERRAL AGREEMENT-DEVELOPMENT IMPACT FEES AND WAIVER OF BUILDING PERMIT AND PLAN CHECK FEES-TERRACINA SPRING LAKE APARTMENTS-USA PROPERTIES

Council approved the deferral of Development Impact fees in the amount of \$5,558,525 and waiver of Building Permit and Plan Check fees in the amount of \$164,112 for Terracina Spring Lake Apartments, a 156 unit affordable housing rental project within the Spring Lake Specific Plan area.

# FEE DEFERRAL AGREEMENT-DEVELOPMENT IMPACT FEES AND WAIVER OF BUILDING PERMIT AND PLAN CHECK FEES-AFFORDABLE (INCLUSIONARY) HOMES-KB HOME NORTH BAY, INC.

Council approved the deferral of Development Impact fees estimated to be \$2,384,214 and waiver of Building Permit and Plan Check fees in the amount



of approximately \$98,014.90 for KB Home North Bay, Inc., for 42 (inclusionary) single-family affordable for-sale homes within the Spring Lake Specific Plan area.

FEE DEFERRAL AGREEMENT-DEVELOPMENT IMPACT FEES AND WAIVER OF BUILDING PERMIT AND PLAN CHECK FEES-AFFORDABLE (INCLUSIONARY) HOMES-RICHMOND AMERICAN HOMES OF CALIFORNIA, INC.

Council approved the deferral of Development Impact fees for an estimated amount of \$340,542 and waiver of Building Permit and Plan Check fees in an estimated amount of \$14,002.10 for Richmond American Homes of California, Inc., for six (inclusionary) single-family affordable for-sale homes within the Spring Lake Specific Plan area.

# RESOLUTION 4709-SUPPORT OF AMATEUR ATHLETIC UNION WEST COAST JUNIOR OLYMPICS EVENTS IN THE WOODLAND AREA

Council adopted Resolution 4709, a "Resolution in Support of AAU West Coast Junior Olympics Locating in Davis and Woodland".

## STATE INFRASTRUCTURE BOND PROPOSALS

Council received the tentative list of Yolo County priorities for Infrastructure Bonds to be submitted to the Yolo County Legislative Delegation.

## ANNUAL PROGRESS REPORT-GENERAL PLAN

Council received the General Plan Annual Progress Report required by the State of California and directed staff to forward the Report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

## PUBLIC HEARING

## **ORDINANCE-INOPERABLE VEHICLES**

Code Compliance Officer Dennis said the Department has been receiving many calls regarding the unsightliness of inoperable vehicles in the front area of homes. The intent of the Ordinance is to reduce the numbers of these vehicles from visibility to the general public. Public hearings have been held before the



Planning Commission on this issue and the Commission is fully supportive of the recommended amendments. In addition to the calls received regarding the blight, consideration should be made to the reduction in the quality of the neighborhood and adverse affects on property values, and the health and safety risks of these vehicles, some of which are on blocks and of significant danger should they become unstable. The goals are to determine what an inoperable vehicle is, to maintain and increase the quality of our community, to remove possible health and safety hazards from our neighborhoods, and to be consistent with those requirements upheld in surrounding jurisdictions, such as the County. Officer Dennis presented a sampling of pictures taken throughout the City as examples of those inoperable vehicles presenting a hazard.

Council Member Pimentel asked how the Ordinance would be enforced and what the fines would entail. Officer Dennis said the issue would be under the Nuisance Abatement sections of the Code which states there would be door hanger asking for voluntary compliance. The next step would be through the normal process of abatement as outlined. In his experience, there is a 95% voluntary compliance rate on abatement of nuisances in the City.

At 7:22 Mayor Rexroad opened the Public Hearing. With no comments received, the Public Hearing was closed at 7:22.

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried, Council introduced and read by title only an Ordinance to amend the Inoperable Vehicle Ordinances 14A-1-3(b)(4) and 14A-1-2; determined that the proposed Amendments are exempt from the provisions of the California Environmental Quality Act per Class 8, Actions by Regulatory Agencies. Mayor Rexroad voted to the negative.

#### COMMUNICATIONS - WRITTEN

Council received notification of an application for a new Beer and Wine License for Sangheras Chevron located at 5 W. Main Street.

# **COMMITTEE REPORTS**

Council received the minutes of the Manufactured Home Fair Practice Commission meeting of November 2, 2005.

Council received the minutes of the Yolo County Communications Emergency Services Agency meeting of November 9, 2005.



Council received the minutes of the Library Board of Trustees meetings of November 21, 2005 and December 5, 2005.

Council received a summary of the following Planning Commission actions taken at their meeting of December 8, 2005:

- (a) directed Staff to prepare necessary amendments to the zoning Ordinance dealing with the existing fences over 3½ feet within front and side yard setbacks;
- (b) accepted North Kentucky Partners General Plan Amendment and Rezone Petition for further processing by the Commission;
- (c) recommended approval of proposed amendments regarding storage of inoperable vehicles.

# **ORDINANCE**

## ORDINANCE 1458-CURFEW FOR MINORS

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried by the Members present, Council adopted Ordinance 1458, "An Ordinance of the City Council of the City of Woodland Amending Chapter 15 of the City Code to Redefine the City's Curfew Ordinance for Minors". On roll call the vote was as follows:

AYES: Council Members Flory, Peart, Pimentel, Rexroad

NOES: None

ABSENT: Council Member Monroe

ABSTAIN: None

## STUDY SESSION

# YOLO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Tim O'Halloran, General Manager of the Yolo County Flood Control and Water Conservation District said the District was formed in 1951 to seek and manage new water sources in the District, which encompasses Woodland, Davis, Winters, Capay, Esparto, Madison and other small communities in the Capay Valley. The service area actually begins in the town of Rumsey.

Mayor Rexroad left the Chambers at 7:29 and returned at 7:30.



The Directors of the District are appointed by the Board of Supervisors of the County of Yolo. The District has broad groundwater and floodwater management authorities. The three distinct sources of water supply are Clear Lake, Indian Valley Reservoir and Cache Creek. Clear Lake originates in Lake County. The Lake is to be maintained at a fixed level. The recent storm event required the release of water from the Lake, which then directly affects those down stream. The District and Lake County Flood Control continue to work on methods to prevent flooding down stream by these required releases, such as advance releases when anticipated heavy storms may bring high water.

Indian Valley Reservoir was constructed in 1976 via bond issue. The Capay Dam is an inflatable dam and is utilized during the irrigation season. One of the considerations is for another water storage facility in the Dunnigan Hills near County Road 19. Mayor Rexroad asked if the existing canal system could provide surface water and Mr. O'Halloran said it is possible but the water quality through that system would be of concern. During the high water year, water could be stored to recharge the system and the City could utilize surface water.

Vice Mayor Flory said the issues presented were also discussed in the 1980's. Mr. O'Halloran said it is typical to discuss these issues and not receive adequate support to move forward.

At 7:53, Vice Mayor Flory left the meeting.

# SURFACE WATER FEASIBILITY STUDY; WATER RIGHT APPLICATION; WATER TREATMENT PROJECT 04-28

Cathy Lee-Jiang, Associate Civil Engineer, presented a visual on the surface water feasibility study. The City's current drinking water system is exclusively via groundwater. There are eighteen wells between the ages of 8 and 47 years. A typical useful life for a well is between 40 and 50 years. Cost to create a new well averages at \$1.3 million. Fourteen of our wells will need to be replaced by 2030. The water contains nitrates and boron. Mayor Rexroad asked about other levels that might need to be addressed and Engineer Lee-Jiang said the levels of arsenic may need to be addressed as well.

The Treatment Plant includes primary treatment handled through settling and secondary treatment by the oxidation ditch biological process. The existing design capacity is 7.8 MGD with an expansion in progress to 10.4 MGD. The tertiary treatment is to be installed per Court order and will be filtered waste water including coagulation and filtration.



Wastewater discharge requirements have been set by several laws enacted including the 1970 Clean Water Act setting effluent standards, pretreatment standards and water limitations, the Basin Plan with site specific standards and limitations, the 1993 National Toxics Rule and the 2000 California Toxics Rule. Cities will be required to look at total maximum daily load, salinity and endocrine disrupters, as well as, other requirements in the future. Current discharge levels for the City for electrical conductivity are at 1,500 umhos/cm with the potential regulations requiring adherence at 700 umhos/cm and for boron at 2,540 ug/L also potentially requiring at 700 ug/L. Other future issues will be nitrates, fluoride and copper indications.

The Cities of Woodland, Davis, Winters, the University and Yolo County Flood Control and Water Conservation District had submitted a Water Right Application in 1994 requesting 45,000 acre-feet. At this time, Davis, Woodland and the University are the only interested parties. The allocation for Woodland alone would be 15,000 acre-feet. Council Member Pimentel said the requested water does not seem adequate to meet our needs. Engineer Lee-Jiang said the amount is in addition to our current ground water and we could request additional surface water. The current demand is 15,000 per 50,000 people. The projected demand is at 21,700 acre-feet in 2020 and 23,200 in 2026. continued consideration of our application includes demonstration of due diligence on our part regarding the study components of our needs. One of those studies is the City Surface Water Feasibility Study addressing project alternatives, economic feasibility, and an anticipated timeline. Council Member Peart said the City continually studies the options and alternatives available. Director Wegener said these alternatives and options have changed as the players have changed. The other entities involved are also continuing to study the issues and alternatives.

#### At 8:10 Council Member Peart left the Chambers.

Other due diligence components are the environmental documents via the California Environmental Quality Act (CEQA) and Environmental Impact Report (EIR), water rights hearings, construction and operation of our facility.

#### At 8:11 Council Member Peart returned to the Chambers.

The Surface Water Study included the irrigation water supply for agricultural use, the municipal supply with and without a raw water reservoir and the possible acquisition of additional raw water during the summer months and a combined irrigation and municipal supply. The 2004 estimated costs were extensive. Elements include both construction and annual operations and maintenance costs for irrigation water for agricultural use, municipal water with



and without raw water reservoir, purchase of municipal water supply, a combined agricultural and municipal supply and wastewater reverse osmosis.

It is recommended that the 15,000 acre feet requested be utilized for Fall, Winter and Spring months with purchase of supplemental surface water for the Summer. This option would not require a raw water reservoir. Some wells would be retained for maximum day and peak hour demands but the quantity would be constrained due to the discharge limits on EC and Boron as outlined in the permit. The estimated cost for capital and a fifty year supply for surface water would be \$348.6 million and for groundwater \$624.5 million. Elimination of the salt based softeners would save the homeowner about \$9 per month, installation of a ion exchange softener, \$42 per month, extension of the life on water heaters, \$6, and compliance with the EC requirements between \$39 and \$52 of future cost avoidance. Council Member Peart asked about the cost of for salt and Director Wegener said it is a 10-15% cost only. We do not have a limit on salinity, only EC at present, and the State has informed us to do the study on that as well. The Board has not said they think this is a problem as yet. Council Member Peart would like to have the Council look at this now and requested addition to an upcoming Agenda because 10-15% does not make sense. Director Wegener said the State law addresses limiting but it must show that it is important to meet that level. Council Member Pimentel said those utilizing softeners do so because of the water content. It appears that we have a great deal of water and how do we justify purchase of additional water. Director Wegener said the issues we have before us are the problem as are the associated costs. Mayor Rexroad feels we should move ahead with purchase as we need to diversity our water supply.

#### At 8:38 Council Member Pimentel left the Chambers.

The goal is to find the least expensive comprehensive solution which could include year around surface water and during the peak demand, those needs to be met by existing wells. Surface water also addresses the wastewater discharge requirements and limitations and the drinking water quality. The benefits of the surface water option are the improvement to water quality which then reduces damage to water heaters, piping, appliances and landscaping and to the costs for water softeners. The future wastewater treatment costs would be reduced, as would land subsidence as the groundwater level would rise by 17 feet. Compliance with future water quality and wastewater discharge regulations would be met.

### At 8:42 Council Member Pimentel returned to the Chambers.

There is a cost sharing on the project with interest from other Cities and Agencies. The State encourages moving forward by providing grant funds.



There seems to be acceptance from other downstream users and environmental groups. The system components provide: (1) four possible River diversion points; (2) transmission lines would be along public roads; (3) three possible sites for a water treatment plant; and (4) a 4 million gallon storage capability with 3 tanks.

Mayor Rexroad said the consideration of fluoridation is of concern as it then becomes part of the discharge and asked how it would affect the permit. Director Wegener said our current cease and desist order includes no fluoridation. There are different testing protocols on the effluent and drinking water. Further information will be provided on this at a future meeting. Mayor Rexroad stated the City needs to be sure any joint partnerships with Davis include our goals. Council Member Peart said two sources of water are needed. The salt water softeners should be addressed now and not when the State forces us. Council Member Pimentel does not feel the expenditure for the study is needed at this time, however, the City may not have any other alternative. Director Wegener said this will return with outreach plan and budget to engage the public on the process. Mayor Rexroad does not feel this is the right time to do outreach because of other issues before the City at present. Director Wegener said the EC has not been resolved yet but they could provide a low key informational effort.

Council Member Peart said there may be different method of discharge and the City should hold off on consideration at present. He withdrew his previous request for a future Agenda item on salt-based water softeners at this time.

### **ADJOURNMENT**

At 9:00 p.m., Mayor Rexroad adjourned the regular meeting of the Council.	
	Respectfully submitted,
	Sue Vannucci CMC City Clerk