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

MINUTES

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD SPECIAL/CLOSED SESSION SECOND FLOOR CONFERENCE ROOM

SEPTEMBER 6, 2005

6:00 P.M.

CLOSED SESSION - REDEVELOPMENT

At 6:03 the Agency Board met in closed session to hold a conference with the Real Property Negotiators pursuant to Section 54956.8 regarding the property on East Street (Dana/Woodland Mobile Home Parks), the Casa del Sol project. The Agency Negotiator was Rick Kirkwood. The Negotiating Parties were the City/Agency and Community Housing Opportunities Committee. Under negotiation were price and terms of payment. The Board also conferred with the Real Property Negotiators on the property bounded by Main Street, Lincoln Avenue, Fourth Street and Sixth Street and the property at Kentucky Avenue and North East Streets. The Agency Negotiator was Rick Kirkwood and the Negotiating Parties the City/Agency and Union Pacific/Cal Northern Railroads. Under negotiation were price and terms of payment. The Board conferred with Legal Counsel regarding existing litigation pursuant to Section 54956.9. The name of the case was the Redevelopment Agency vs. the County of Yolo. Present at these sessions were Board Chairperson Rexroad, Vice Chairperson Flory (arrived at 6:04), Board Members Monroe, Peart and Pimentel. Board Member Peart arrived at 6:20 and was not present for the property negotiations discussion items. Also present were Executive Director Kirkwood, Assistant Director Marler, City Attorney Siprelle, Agency Attorney Quinn, Community Development Director Stevens and Redevelopment Agency Manager Ross.

<u>CLOSED SESSION – COUNCIL</u>

Council met in closed session to hold a conference with the Labor Negotiator pursuant to Section 54957.6. The Agency Designated Representative was Phil Marler and the Employee Organizations, the Fire Mid-Management and Woodland Professional Firefighters' Association. Council also conferred with Legal Counsel regarding existing



litigation pursuant to Section 54956.9. The name of the case was the County of Yolo vs. City regarding the Gateway Center Project. The Council conferred with Legal Counsel regarding existing litigation pursuant to Section 54956.9, Legal Services of Northern California vs. City, HUD Case No. 09-05-1056-8. Present at these sessions were Mayor Rexroad, Vice Mayor Flory, Council Members Monroe, Peart, and Pimentel, City Manager Kirkwood, Assistant City Manager Marler, and City Attorney Siprelle.

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD REGULAR MEETING

7:00 P.M.

CLOSED SESSION ANNOUNCEMENT

Redevelopment Agency Board Chairperson Rexroad announced that the Board had met in closed session to hold conferences with Real Property Negotiators on two pieces of property and with Legal Counsel regarding existing litigation and had provided direction to the Negotiator and the Agency Attorney.

Mayor Rexroad announced that Council had met in closed session to hold conferences with the Labor Negotiator in regard to the Fire Mid-Management and Woodland Professional Firefighters' Association members, and conferred with Legal Counsel regarding two cases of existing litigation. Direction had been provided to the Labor Negotiator and the City Attorney.

CALL TO ORDER

Mayor Rexroad called the joint regular City Council and Redevelopment Agency Board meeting to order at 7:12 p.m.

PLEDGE OF ALLEGIANCE

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



ROLL CALL

COUNCIL MEMBERS PRESENT: David Flory, Jeff Monroe, Neal Peart (arrived at

7:13), Art Pimentel, Matt Rexroad

COUNCIL MEMBER ABSENT: None

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

Vannucci, Karl Diekman, Dan Gentry, Carey Sullivan Tricia Stevens, Gary Wegener, Paul Miller, Bruce Lecair, George Ahlgren, Lance Lowe, Gus Bush, Doug Baxter, Christine Engel, Loida Osoteo, Wendy Ross, Michael Graham, Jamie

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PUBLIC COMMENT

David Picard, Assistant Special Agent in Charge of the Sacramento Field Office of the Federal Bureau of Investigation, Supervisory Special Agent George Fong, Supervisor of the Safe Streets Task Force and Special Agent Rob Thompson, Coordinator of the Safe Streets Task Force, presented Police Chief Carey Sullivan with a Certificate of Appreciation from the Bureau for participation on the Gang Task Force and thanked and commended him and his staff for their cooperation.

COUNCIL/STAFF COMMENTS

Council Member Peart requested and Council concurred to have the City Manager and staff work with the various agencies to present a tabletop exercise on Disaster Preparedness. City Manager Kirkwood said the City has an adopted Plan, the staff consistently meets and reviews our preparedness and exercises are routinely held. There is a upcoming meeting involving Bob Gerber and the County will be invited. Council Member Monroe reminded Council that he and senior staff went to training in Emmetsburg. City Manager Kirkwood said that training was in August of 2001, just prior to the attack in New York and the Pentagon.

Council Member Peart said the case count on the West Nile Virus is going down. No aerial spraying is planned at this time in the City.

Mayor Rexroad said supplies from Yolo County are being sent to the Southern states for aid relating to Hurricane Katrina. Five trucks are loaded and eleven are needed. He asked citizens to contact him if they can provide transport vehicles.



PRESENTATIONS

On a motion by Council Member Monroe, seconded by Council Member Pimentel and carried unanimously, Council approved the following items under Presentations:

CERTIFICATE OF APPRECIATION AND COMMENDATION-DILLON DOUGHERTY

Mayor Rexroad presented a Certificate of Appreciation and Commendation to Jamie Dougherty, mother of Dillon Dougherty, for his efforts and performance at the U. S. Amateur Championship golf tournament in Ardmore, Pennsylvania.

PROCLAMATION-NATIONAL EMERGENCY PREPAREDNESS MONTH

Chief Diekman informed Council that at the request of FEMA, two of our Fire Service staff members are assisting in the disaster in Louisiana and may be on-site for as long as thirty days. The City will be fully reimbursed for their assistance.

Chief Diekman said our City is well prepared should a disaster strike here. Assistant Chief Lecair said the goal of Disaster Preparedness Month is to help prepare citizens for what could happen. In 2003 a Citizens Emergency Response Team program was started. Members of the instructional staff for CERT are Robert Thomas, Bruce Andreozzi, Randy Vaughan, Scott Montgomery, James O, Dona Mast and Ken Wilson. Also recognized but not in attendance were Mark Brooks and Diane Howell. Council Member Monroe presented Certificated of Participation and Appreciation to those mentioned instructors and thanked them for their assistance.

Council proclaimed September 2005 as National Preparedness Month within the City of Woodland and directed the Woodland Fire Department to coordinate activities in cooperation with the Yolo County American Red Cross.

PROCLAMATION-WOODLAND DYNAMITE CHILI COOK-OFF DAY

Council proclaimed September 25, 2005 as Woodland Dynamite Chili Cook-Off Day in Woodland. Council Member Pimentel presented the Proclamation to John Fenrich, Event Coordinator, Kristy Williams, Executive Director of the Chamber of Commerce, and Mike Jansen, President of the Chamber of Commerce.



ACCEPT ANNUAL REPORT-LIBRARY BOARD OF TRUSTEES

Bud Goding, Chairperson of the Library Board of Trustees, said circulation has been steadily increasing. The average age of the book supply was 23. Many were out of date, inappropriate reference books and not been checked out in several years. New books will be added which should increase the circulation further. The Library will be the centerpiece for the Stroll Through History this year. New carpeting is in place and painting underway. The Friends of the Library have been very generous in their support. The inner atrium has been renovated by the Woodland High School landscaping and design class. Further building repairs and technical changes will be made. The Board is actively addressing issues that could go forward with the proposed extension of the ½ cent sales tax measure should Council finalize movement in that direction.

PUBLIC HEARINGS

STONEHAVEN (CENTEX HOMES) DEVELOPMENT AGREEMENT AMENDMENTS

Director Stevens said when the Development Agreement was originally approved there was to be a financial impact to the City of \$47,000 per year. Following a revised study based on several factors, that impact has been removed. The request is to remove the requirement that the now non-existent deficit was to be paid as a per building permit fee.

At 7:46, Mayor Rexroad opened the Public Hearing. With no comments heard, the Public Hearing was closed at 7:46.

On a motion by Council Member Monroe, seconded by Council Member Peart and carried, Council approved minor amendments to the Stonehaven (Centex Homes) Development Agreement previously approved by Ordinance 1429. Council Member Pimentel voted to the negative.

PRUDLER/SIEVERS DEVELOPMENT AGREEMENT AND TENTATIVE MAP 4675; FINDINGS; STATUTORY EXEMPTION REGARDING CEQA; ORDINANCES TO REZONE PROPERTY AND EXECUTE DEVELOPMENT AGREEMENT

Planner Lowe said the request is to rezone the property located to the West of Highway 113 and East of East Street to single family residential for 37.2 acres and multi-family for 2.8 acres, to approve the tentative Subdivision Map and Development Agreement (DA) and to introduce Ordinances to rezone and approve the DA. The Planning Commission has recommended utilizing the corner lots for half-plexes which would be utilized, for the most part, as



affordable housing units. This piece does not sit adjoining other residential properties in the Spring Lake Specific Plan area (SLSP) due to the existing land uses. Pre-existent Pacific Gas and Electric transmission lines necessitate the homes to back onto County Road 24A to the South and initial information is that these lines cannot be placed underground. There are three options to consider regarding the drainage issues: (1) construct community drainage facilities to the South, (2) provide a storm water conveyance facility to the East, or (3) provide on-side detention. The Developer is requesting that site improvements be curb, gutter, and sidewalk only and excluding an additional 4.5 feet of concrete pedestrian path.

Council Member Pimentel left the meeting at 7:48 and returned at 7:49. Council Member Peart left the meeting at 7:50 and returned at 7:50.

Mayor Rexroad asked why the transmission lines would not be underground and the item had not gone to the SLSP Sub-Committee for input. Director Stevens said this project is consistent with the SLSP and would not normally have been sent to the Sub-Committee. Council Member Peart questioned the above-ground transmission lines as well. Director Stevens said P. G. and E. has stated these lines cannot go underground at that location. Council Member Pimentel asked of all of the half-plexes will be affordable and Planner Lowe said of the forty-two planned, sixteen will be affordable. Placing these units on the corner gives the appearance of two separate homes because they face opposing streets. There are a total of 125 lots, with 160 units included in the division. Council Member Pimentel feels some of the homes should be affordable and they should be disbursed throughout the division. Planner Lowe said they will be distributed and will look like the other units.

At 7:58 Mayor Rexroad opened the Public Hearing. With no comments heard, Mayor Rexroad closed the Public Hearing.

On a motion by Council Member Peart, seconded by Council Member Pimentel and carried, Council continued the Public Hearing to the September 20, 2005 meeting with responses to return following input from the Sub-Committee regarding the undergrounding of the power transmission lines, disbursement of the affordable housing units, site improvements along Road 24A and Matmor and funding source for the bicycle path along East Street.



REPORTS OF THE CITY MANAGER

GREEN WASTE TOTER ORDINANCE; OPTIONS; AD HOC GREEN WASTE CITIZEN'S ADVISORY COMMITTEE; COMMITTEE PARAMETERS

Director Wegener said Council had directed consideration to rescind the previously adopted Ordinance 1433 regarding Green Waste Toters and yard refuse collection to allow for further study prior to possible implementation to meet the standards of the Regional Water Quality Control Board permitting. Input has been received through staff efforts at the City's Yolo County Fair Booth, as well as, individual direct input on the program. The formation of an ad hoc committee to study options is recommended with requested direction on the parameters for that committee. Mayor Rexroad said those who do come forward with suggestions should have a workable solution, not just objections. There is an incredible amount of mis-information circulating. He recommended appointing people who are willing go through the entire process and not drop out mid-point or if they disagree. The City must avoid the \$10,000 per day fines that may be levied from the Regional Water Quality Control Board for failure to comply with standards regarding the green waste.

Council Member Monroe said those with whom he as spoken only want to dump their waste in the street and do not want consideration of any other options. He has heard that within one year the State will mandate toter or some type of containers. The State may also tell us what we must do to keep from receiving fines.

Mayor Rexroad does not feel it is good idea to wait for the State to place mandates on the City because we will then have no latitude on the method of compliance. Council Member Peart would like a pilot program in the older areas of the City.

Director Wegener said the committee would give citizens the opportunity for input and the State could be involved. They would then hear directly from the State Board on what will happen if the City does not adopt the program. If we rescind the pilot area program the State could see that move as non-compliance. Vice Mayor Flory said the State will mandate compliance at some point. There are Code sections in effect now that prohibit waste on the street earlier than the night before pickup. The City also has Code sections that provide for removal of vehicles from the streets when sweeping is scheduled.

Loretta Hansen said she lives in the pilot program area. They currently pay \$11.21 and the prices are said to be dropping. She wants the lower price. She asked if they will pay to get a second toter and if bins will be located in the area during leaf drop season.



Gerald Berg said the permit was to evaluate the pilot program, not that we had to continue with it in the City. Some people are not happy and they should have their toters removed and placed in another pilot area. The committee could address all of the concerns.

B. G. Tacket said it has been said to be a water quality issue and it is not. The committee should address the water quality. There are other issues that may help with the storm water as it could be held on site storage and in other ways.

Council Member Monroe does not feel the committee will accomplish what is hoped as those who will participate do not support any program. Rexroad feels it will provide a vehicle to disseminate information. Vice Mayor Flory feels the recommendations in the staff report should be approved. Mayor Rexroad said information should be received by the end of January 2006 and the committee should be open to any interested party who is willing to attend all meetings. Vice Mayor Flory said all areas of the City should be represented, including those who have the toters in the newer area. Mayor Rexroad indicated that he and Council Member Monroe should be the contacts for inclusion on the committee and to be sure all areas are represented. The item should return on September 20, 2005 with the recommendations on who will serve on the committee. The proposal could include a possible pilot program in the older part of the City. Council Member Pimentel said the cross-section should not be all He does not feel two weeks is adequate to secure good landscapers. representation.

On a motion by Vice Mayor Flory, seconded by Council Member Peart and carried, Council accepted staff recommendations to rescind Ordinance 1433, Yard Refuse Ordinance, directed staff to further study the green waste collection options, appoint an ad hoc Green Waste Citizens' Advisory Committee with the defined parameters, including those suggested by Mayor Rexroad and possible provision of pilot program in the older area of the City as suggested by Council Member Peart. Mayor Rexroad and Council Member Monroe will select the Committee. Council Member Pimentel voted to the negative.

REMOVAL OF BEAMER PARK VALLEY OAK TREE

Park Superintendent Ahlgren advised Council of the status of the diseased Valley Oak tree located in Beamer Park and presented visuals of the problem areas.



Mayor Rexroad left the meeting at 8:33 and returned at 8:35. Council Member Monroe left the meeting at 8:36 and returned at 8:36.

This tree is over 300 years old and has been damaged severely over the years by vandals, birds and lack of proper care. The Parks, Recreation and Community Services Department has been attempting, with the help of qualified Arborists, to correct the damage and save the tree. These efforts have now all been exhausted and the tree continues to decline. Several larger limbs have been dropping from the tree within an area that has been fenced off around the tree as a safety precaution. It is feared that extremely large limbs will fall, or even the tree itself could topple onto surrounding housing. For safety purposes, it is recommended that the tree be removed immediately.

Council Member Pimentel asked if the tree can possibly survive in it's present condition. Superintendent Ahlgren said the Arborist has a tool that can detect the level of decay. This tree will not survive much longer as indicated by this equipment. Storms would knock out limbs further. A large part of the usable space in the park would need to be fenced for safety purposes.

Council Member Monroe asked if the tree were to fall to the West would it destroy anything and Superintendent Ahlgren said it would demolish the playground equipment. Council Member Peart said he feels we must think of the safety of the citizens.

Mari Alvarez said there may be other ways to save the tree. She was a member of the Tree Commission and they primarily received reports on diseased trees. There are owls living in that tree and they should be relocated prior to removal of the tree.

Angie Dennie is a current member of the Tree Commission. She concurs with the report of the Arborist. This tree is at the end of it's life span and is very dangerous. The park should be fully accessible to the children and should be a safe place for them to play. The Department does not take the removal of trees lightly and is aware of the owls.

Superintendent Ahlgren said the owls should vacate the tree after nesting, but will be captured and taken to the U. C. Davis Raptor Center if necessary.

On a motion by Council Member Pimentel, seconded by Council Member Monroe and carried unanimously, Council received the Arborist Report on a large Valley Oak tree at Beamer Park and confirmed the decision to remove the tree; approved the expenditure of \$6,500 in Contingency Funds to pay for removal of the tree; protect and relocate the owls in the tree if necessary; plant new trees to replace the loss of this tree.



SUTTER STREET CORPORATION YARD PROPERTY

Director Stevens said the property was originally the City Corporation Yard and also utilized as the Fire Training grounds. Public Works transferred much of that use to the Municipal Service Center and the Fire Department to the new Station 3 Training Center. A series of Town Hall meetings were held with the neighbors and Sacramento Valley Organizing Community (SVOC) was selected as the agency to provide for housing on that site. A Development Agreement was signed in 2004 and the process begun. As many of the elements of the Agreement were not met, the relationship with SVOC was terminated in early 2005. The East Street Specific Plan designates this area a Zone C, Market Driven Commercial/Residential Area that allows for considerable flexibility. As the final map was never recorded, the entitlements on the property have expired and a revised project would need Planning Commission approval prior to proceeding.

The Housing Element requirements for affordable housing would have been greatly affected by the proposed project, now called Nueva Vista, as 18 of the units would have been low income housing and 18 moderate income housing. There have been several projects which have been approved which will now affect the need for affordable housing on this site and should be considered in the process.

At present the Public Works Department is using the site for some materials storage and equipment training. It is not recommended that this be a permanent use for the site. The property adjacent to the site at 1021 Beamer Street is presently owned by SVOC with financing through the Rural California Assistance Corporation. It would provide a secondary access to the site and is critical to the site development. RCAC supports the project and has allowed for another extension. The other entity involved is SVOC-AH (Affordable Housing) which is separate from SVOC itself.

Council approved a fee deferral for the 36 unit SVOC project. The fees are locked at \$496,521.93, opposed to the current fees which would be \$1,000,000. A revised project would trigger the new, higher fees. Another consideration is the request from a current area property owner who wishes to purchase property behind three parcels to square off these parcels in relation to the others surrounding them.

It is recommended that Council conduct a full market appraisal of the property to determine current market value; provide direction on possible disposal of the site for an affordable housing project in favor of mixed income or moderate income housing; provide direction on whether a Request for Proposal should be issued or utilization of Sole Source negotiations; and whether further Town Hall meeting should be held for additional input.



Council Member Peart asked if the City proceeds with affordable housing would the property on Beamer Street that could be an additional access point be an issue. Director Stevens said that property would be part of the negotiation process. Redevelopment Manager Ross said that Holly Wunder-Stiles representing the owner of the Beamer Street property is present to address the questions on that piece. Council Member Peart said the City does not have full control of the project. Manager Ross said it would be made a condition of the development to include that Beamer Street piece.

Ms. Wunder-Stiles referred to a letter from the Chief Executive Officer of RCAC indicating the status of the property, the desire to move forward on a project, and willingness to work with the City on the disposition of the property. They have extended the loan to January 2006. They will work with the City and developer as long as this project goes forward as affordable.

Mimi Lyon lives in the project area and would like to suggest other alternatives for the property. She said the tables in the packet are outdated in relation to meeting the affordable housing requirements. This site is not conducive nor safe for children. She feels there should be further community meetings to discuss other options for affordable housing in the City.

Greg Sparks said he represents Mercy Housing and agrees the property should have the highest and best use which is for the proposed project. They had been part of the project but chose to go another direction with SVOC. Mixed income will not work on this project as it will risk the non-profit status of the agency. Fee deferral will further strain the feasibility of the project.

Sylvina Frausto, SVOC Leader from the Holy Rosary Church, distributed a prepared statement which she then read entirely. She said they support the staff recommendation on the project. SVOC and SVOC-AH are not the same entity. SVOC-AH has been unsuccessful in several projects and will now become EVOL. She strongly urged Council to move forward with some type of affordable housing on this site.

Council Member Pimentel left the meeting at 9:15 and returned at 9:16.

Council Member Monroe left the meeting at 9:16.

Bishop Cornelius Taber of SVOC-AH (EVOL) Transitional Housing said statements made by Ms. Frausto are not open to discussion at this time.

Council Member Monroe returned to the meeting at 9:17.



Bishop Taber said there were many concerns that damaged the project. He would like New Phase Development to be part of the project and said Mercy Housing is capable of completing the project.

Vice Mayor Flory said the City has met the affordable housing goals by 110%. The market value of the property is now higher. The City will need to go far beyond the original commitment to make this project work.

Council Member Peart said Director Wegener had stated the Public Works Department needed that land and now has indicated it will not be necessary for City use. Director Wegener said the City needs to address the Housing Element and the use as a materials drop area would be better accommodated elsewhere. This is a residential area and is not the best place for a City yard. A more compatible location is needed. Council Member Peart said the neighbors would rather have a City yard than affordable housing.

Council Member Pimentel would like all options out for consideration. A Corporation Yard is not the best use on this site. There should be further meetings to receive input. Mayor Rexroad said the financing and devaluation of the property is of concern. The City should receive further input prior to proceeding. Council Member Peart said the mini storage units would have been a good use but the need seems to have dropped for that use.

Council Member Pimentel left the meeting at 9:31.

City Manager Kirkwood said Ms. Frausto had indicated the EVOL now owns the Beamer property but there seems to be some question of the ownership. Ms. Wunder-Stiles said that RCAC holds the deed on the property and they are the lender. Bishop Taber said that EVOL, formerly SVOC-AH owns the property. City Manager Kirkwood said the City could continue fee deferral and Mr. Sparks said the staff report indicates the fees were at between \$400,000 and \$500,000. The current structure would now make those fees at \$1 million plus, which would make the project infeasible. He is asking that the Council leave the fees at the previous rate and defer until the conclusion of construction. City Manager Kirkwood said then they are asking for two things: First, strike the Development Agreement to allow for a deferral of fees which would be repaid over a period of time through whomever purchases the property under a mortgage at the reduced fee rate. Secondly, that Council further subsidize the project by waiving the new fees. Should the City sell the property the cost of the fees would have a bearing on the price. An appraisal should be done and Council should consider the highest and best use and if placed on the market, what that use should be.



Mayor Rexroad feels the appraisal should be done. Council Member Peart said owners of the Beamer Street property need the City, but we do not necessarily need that property. The City should get the appraised value of that piece as well.

On a motion by Vice Mayor Flory, seconded by Council Member Peart and carried unanimously, Council directed staff to secure an appraisal of the Sutter Street property and report back to Council.

ORDINANCE- BANNER FEE EXEMPTIONS; RESOLUTION 4670

City Attorney Siprelle apprised the Council of the history of the previously adopted Resolution 4539 and rationale by Council for the recommended changes. On a motion by Council Member Monroe, seconded by Council Member Peart and carried unanimously, Council introduced and read by title only "An Ordinance of the City of Woodland Amending Section 20-12-05 of the Woodland Municipal Code Relating to Banner Permit Fees", and adopted Resolution 4670, a "Resolution of the City Council of the City of Woodland Amending Resolution No. 4539 with Respect to Fees for Installation of Banners on Main Street".

CHAMBER OF COMMERCE BUSINESS OUTREACH TASK FORCE ON CUSTOMER SERVICE

Vice Mayor Flory left the meeting at 9:41.

Director Stevens commended the Chamber of Commerce for their work on the project. Customer service has been in need of attention to insure permits and plans are processed most efficiently while adhering to the City Policies and Codes and applicable laws. Some improvements have been implemented as a result of a Process Improvement Team outcome in 2003. Staffing levels have been increased to assist in meeting the needs of the citizens for services. A Service Improvement Plan has been drafted to address the current concerns raised and has identified seven pillars of good customer service: process improvements, resources such as staffing levels and space needs, technology, customer service attitude, management structure, regulatory barriers and community outreach and feedback.

The Chamber was asked to undertake the project of conducting interviews with business owners to receive input on the problem areas. Initially the Chamber declined to participate but later determined they could and would assist the City. The formation of the Business Outreach Task Force began that



process. Some of their recommendations are easily accommodated. Further recommendations will be finalized and returned to the Council in October.

Vice Mayor Flory returned to the Chambers at 9:45.

Mike Jansen, President of the Chamber, said they initially did not want to participate as there was fear of retaliation. The interviews results were compiled without utilization of identification of the participants to alleviate that concern. He recommended maintaining the Task Force indefinitely and report back periodically to the Council.

Director Stevens would like this process to be the beginning of a two way conversation process as those with concerns need to be aware of the extensive restrictions imposed on the City by the State level regulations.

On a motion by Vice Mayor Flory, seconded by Council Member Monroe and carried unanimously, Council received the report from the Chamber of Commerce Business Outreach Task Force, directed that the draft Service Improvement Plan be completed incorporating the Chamber recommendations to the extent possible and report back to the Council at the October 18, 2005 meeting.

WASTE WATER DISCHARGE PERMIT LIMITS-USE OF SURFACE WATER

Council Member Monroe left the meeting at 9:55 and returned at 9:56.

Director Wegener said the 1970 Clean Water Act dramatically changed the effluent and pre-treatment standards. The 1993 National Toxics Rule and the 2000 State Toxics Rule further compressed the standards regarding the ability to discharge water. Current issues are the electrical conductivity and boron levels in our ground water. Future issues of which the City needs to be addressing are the content of aluminum, ammonia and copper in the water and the possible addition of fluorides. The City submitted our Water Right application in 1994 which requested 45,000 acre feet for Woodland (15,000 af), Davis, Yolo County Flood Control, the University of California at Davis and the City of Winters. Woodland, Davis and the University are still interested in pursuing. Efforts on due diligence to address the water issues must be shown to keep the application active with the State Water Quality Control Board. Our projected demand will be at 21,700 acre feet by 2020 and 23,200 at 2026. The benefits of surface water are that the water quality improves. The customer water softening costs would be reduced with damage to water heaters, piping, appliances and landscaping also reducing. With the improved water quality the treatment costs are



lessened, groundwater pumping is reduced, concerns regarding land subsistence are reduced and it facilitates compliance with future drinking water quality and waste water discharge regulations. The Project (99-21) is seeking funding from the State via a grant. The study would include an irrigation water supply for agricultural use, municipal supply with and without a raw water reservoir and the acquisition of additional water during the summer months, and a combined irrigation and municipal supply component.

The City currently holds 18 wells with 2 additional under construction. The existing wells are between 7 and 47 years in age, with an estimated life at 50 years. Decentralized wells are more costly to treat for future contaminates than surface water.

For the municipal water supply, it is recommended to use the allotted 15,000 af in the Fall, Winter and Spring with the acquisition of additional water during the summer. Wells would be used for maximum day and peak hour demands and to store treated water in distribution system storage tanks. The system components would include river diversion, a transmission pipeline, a water treatment plant, and a distribution storage system. The Sacramento River Right application water is inadequate to last through the summer months and additional water rights would be needed. Wells would be utilized as backup and would be blended with surface water. However, the quantity is constrained due to waste water permit discharge limits. The City of Davis and the University would share in the cost of a Regional Water Supply project for the environmental study, water right hearing, water right purchase, legal fees and construction of a water treatment plant. The State encourages the studies via the grants provided. Additional investigations will be in areas of regulatory requirements, cooperative agreements with the Reclamation District 2035, acquisition of additional water rights or purchase of long-term water agreements, acquisition of land and easements that will be necessary.

The Regional Board is still assessing action on our electrical conductivity and boron, which may include compliance schedules. Community outreach on the problems, alternatives, and pros/cons of the methods, with a decision on how to proceed to improve our drinking water quality and meet the discharge limits, or that of remaining on well water and treating the water to meet the discharge limits. Either alternative will be costly.

Council Member Peart said we have been pursing this for a long time and asked if we know when we would have surface water rights. Director Wegener said it is anticipated to have rights in 2008 or 2009. We can purchase agricultural water rights from the River. We have an application but the EC and boron are more than contained in the application. The water is on the open



market for purchase. The surface water right purchase would be in addition to the application we have already submitted.

DUBACH PARK DEWATERING

Director Wegener said the budget includes utility improvements for the Dubach Sports Complex with connection to the sanitary sewer and storm drainage mains. The City would need to apply for a discharge permit from the State. The Regional Water Quality Control Board has advised that high electrical conductivity and boron content would not allow the City to so discharge. The City was directed to either refute the finding or present a plan of action by the end of September 2005 to cease discharging. Without further options, the Complex would be closed.

Director Gentry said there was grant money for the dewatering of Dubach but the State then stopped the progress. The new softball and Sports Complex will ease the need for this facility.

CONSENT CALENDAR-COUNCIL

Council concurred to remove the following item from the Consent Calendar at this time:

FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR SUBDIVISION 4752, TURN OF THE CENTURY, VILLAGES 2

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

MONTHLY STATUS REPORT-COMMUNITY DEVELOPMENT

Council received the Monthly Status Report for August 2005 from the Community Development Department.

MONTHLY STATUS REPORT-PARKS, RECREATION & COMMUNITY SERVICES

Council received the Monthly Status Report for August 2005 from Parks, Recreation and Community Services.



MONTHLY STATUS AND CAPITAL BUDGET IMPLEMENTATION REPORTS-PUBLIC WORKS

Council received the Monthly Status and the Capital Budget Implementation Reports for August 2005 from Public Works.

DUBACH BATTING CAGES

Council authorized the Director of Parks, Recreation and Community Services to enter into an Agreement for use of the Dubach Sports Park batting cages and sports school services with Dave Ryan of the American Baseball School.

ADDITION OF VEHICLES AND ASSIGNMENT OF VEHICLE AUTHORIZATION NUMBERS

Council authorized the addition of eight Police Department vehicles, three Public Works Department vehicles and one Community Development vehicle to the Fund 10 Fleet and direct the assignment of Vehicle Authorization Numbers; authorized the procurement of two Police Department sedans and three Public Works pickups at a cost not-to-exceed \$105,000.

RESIGNATIONS-HISTORICAL PRESERVATION AND PARKS, RECREATION, COMMUNITY SERVICES AND URBAN FORESTRY COMMISSIONERS

Council accepted the resignation of William Butler from the Historical Preservation Commission and Steven Kachocki from the Parks, Recreation Community Services and Urban Forestry Commission, effective immediately.

JOB DESCRIPTIONS-PARKS DEPARTMENT SERIES

Council approved revisions to the job descriptions for Aquatics Supervisor, Community Resource Specialist, Park Maintenance Technician, Park Maintenance Worker I/II/III, Park Supervisor, Pool Facilities Technician, Recreation Coordinator, and Recreation Supervisor.



RESOLUTION 4671-MEMORANDUM OF UNDERSTANDING WITH FIRE MID-MANAGEMENT EMPLOYEES

Council adopted Resolution 4671, "A Resolution of the City Council of the City of Woodland Approving Certain Terms and Conditions for Fire Mid-Management Employees" approving the Memorandum of Understanding.

CONTRACT FOR FLEET OPERATIONS MANAGEMENT REVIEW

Council authorized the City Manager to execute a Contract for a Fleet Operations Management Review at a cost not-to-exceed \$25,000.

<u>ELECTRO-MUSCULAR DISRUPTION DEVISES (TASERS) SOLE SOURCE PURCHASE</u>

Council approved expenditure of \$51,000 form the Asset Seizure Fund to purchase Electro-Muscular Disruption Devices (Tasers) and authorized a Sole Source purchase from Taser International, Inc.

<u>DEPOSITORY SERVICES RESOLUTIONS 4672-4675-U.S. BANK TREASURY</u> ACCOUNTS

Council approved the following Depository Services Resolutions for the U. S. Bank Treasury Accounts:

Resolution 4672 General Account
VISA Account
Resolution 4674 Payroll Account
Resolution 4675 Redevelopment Agency

RESOLUTION 4676-A. B. 1221-REPRESENTATION ON THE CALIFORNIA AIR RESOURCES BOARD

Council approved Resolution 4676, "A Resolution of the City Council of the City of Woodland Expressing the City Council's Support for Assembly Bill 1221 (Jones)".



SUPPORT OF WILDLIFE CONSERVATION BOARD ON BEHALF OF CACHE CREEK CONSERVANCY'S GRANT FOR PHASE II, TAMARIX AND ARUNDO DONAX REMOVAL ON CACHE CREEK

Council approved submission of a Letter of Support to the Wildlife Conservation Board on behalf of the Cache Creek Conservancy's Grant request for Phase II Tamarix and Arundo Donax removal on Cache Creek.

HYDRAULIC HOISTS

Council authorized the purchase of three hydraulic hoists from Lodi Equipment of Sacramento in the amount of \$6,648.18 each for a total of \$19,944.54.

CONSENT CALENDAR - REDEVELOPMENT AGENCY

On a motion by Board Member Pimentel, seconded by Vice Chair Flory and carried unanimously, the Agency Board approved the following Consent Calendar item as presented:

HOMELESS SERVICES COORDINATOR AGREEMENT

The Board approved renewal of the Homeless Services Coordinator Agreement for one year and authorized the Mayor to execute the Agreement.

MINUTES

Council concurred to approve and adopt the following minutes as presented: Joint Regular Council/Redevelopment Agency Board meeting of April 19, 2005, Adjourned Special Council meeting of April 26, 2005, Joint Council/Redevelopment Agency Board meeting of May 3, 2005, Regular Council meeting of May 17, 2005 and the Joint Council/Redevelopment Agency meeting of June 7, 2005.

COMMUNICATIONS - WRITTEN

Council received notification of an Application for a Person-to-Person Transfer of an Alcoholic Beverage Control License for El Portal Café, located at 825 East Street, Suite 1116.



Council received notification of an Application for a new On-Sale Beer and Wine License from Alcoholic Beverage Control for Cocina Maya located at 353 W. Main Street, Suite C.

Council received notice of an increase in fees for Legal Services for Meyers, Nave, Riback, Silver and Wilson.

Council received notice from the County of Yolo Assessor's Office of elimination of the State Property Tax Administrative Grant Program as notified by the State of California.

COMMUNICATIONS-COMMITTEE REPORTS

Council received the minutes of the Parks, Recreation, Community Services and Urban Forestry Commission meeting of June 25, 2005.

Council received the minutes of the Commission on Aging meeting of June 28, 2005.

Council received the minutes of the Yolo County Communications Emergency Services Agency meeting of July 6, 2005.

Council received a summary of the actions taken by the Planning Commission at their July 21, 2005 meeting as follows:

- a. conditionally approved St. John's Village Tentative Parcel Map 4803 located at 135 Woodland Avenue.
- b. recommended approval of City initiated text amendment to the Downtown Specific Plan.

Council received the minutes of the Library Board of Trustees meetings of July 11 and July 25, 2005.

ORDINANCE

ORDINANCE 1443-CHAPTER 14A-ADMINISTRATIVE CITATIONS AND HEARING PROCEDURES

On a motion by Council Member Monroe, seconded by Vice Mayor Flory and carried unanimously, Council adopted Ordinance 1443, "An Ordinance of the



City of Woodland Adding Article VII to Article 14A of the Woodland Municipal Code Relating to Administrative Citations and Hearing Procedures". On roll call the vote was as follows:

AYES: Council Members Flory, Monroe, Peart, Pimentel, Rexroad

NOES: None ABSENT: None ABSTAIN: None

ADJOURNMENT

Mayor Rexroad adjourned the joint regular meeting of the Council and Agency Board at 10:45 p.m.

Respectfully submitted,
Sue Vannucci, CMC, City Clerk