

Woodland City Council Minutes
Council Chambers
300 First Street
Woodland, California

April 22, 2003

WOODLAND CITY COUNCIL
SPECIAL MEETING/STUDY SESSION
COUNCIL CHAMBERS

7:00 P.M.

CALL TO ORDER

Mayor Flory called the Special Meeting/Study Session of the City Council to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Assistant City Manager Marler.

ROLL CALL

COUNCIL MEMBERS PRESENT: Martie Dote, Jeff Monroe, Neal Peart, David Flory

COUNCIL MEMBER ABSENT: Matt Rexroad

STAFF MEMBERS PRESENT: Rick Kirkwood, Phil Marler, Margaret Vicars, Tricia Stevens, Gary Wegener, Sue Vannucci

OTHERS PRESENT: Contract Planner Heidi Tschudin

PUBLIC COMMENT

None.



COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Dote said the Corps of Engineers will be holding a hearing tomorrow night (April 23, 2003) at 6:00 on the Feasibility Study and EIR regarding flood protection issues. The closing date for comments is May 5, 2003, but it is understood the County will be requesting an extension. She advised the Habitat Conservation Plan Joint Powers Agency has almost finalized a contract with the Executive Director. They have hired a Land Use Agent who is working on maps and handouts about easements on identified land and will be looking for willing sellers. She expressed appreciation to the Senior Center for the Volunteer Awards Recognition Dinner where Council Member Peart served as Master of Ceremonies. The City is moving to oppose Assembly Bill 1426 which is Steinberg's Bill regarding affordable housing. The City and League see many problems with the Bill. She would like Staff to bring back discussion on a future Agenda and contact Sacramento Metro Chamber or U.C.D. to explore the feasibility of locating the Federal Research Lab in Woodland. The City is part of the bio-zone and in terms of available land for a facility such as this, it is only West Sacramento and Woodland in Yolo County that have land available for wet lab research and development. Council concurred.

Mayor Flory said he had been receiving communications from members of the public regarding the Feasibility Study on the flood issues and advised the public those comments should be addressed to the Corps of Engineers as they are the lead Agency on this issue.

Council Member Monroe indicated the Traffic Safety Commission had studied the issue of the requested 10 two hour parking spaces at the Northwest corner of the lot behind the Hotel Woodland and determined to make no changes. He would like this item placed on a future Council Agenda for consideration and discussion. Council concurred. He thanked and commended those who had arranged and participated in the Scottish Games and the Easter Egg Hunt at Freeman Park. Both events were successful and well attended.

Council Member Peart asked that Staff explore the possibility of holding Open Houses in the various Departments around the City similar to that of the City of Vacaville's "Know Your City Week". Council concurred.

Mayor Flory announced the Hotel Woodland will be featured on the Home and Garden Channel's "Restore America" Program on May 21, 2003 at 5:00 and 8:00 p.m.

City Manager Kirkwood reminded Council the next regular meetings of the Council will be on April 29 and May 20, with the May 6th meeting cancelled due to the Cap-to-Cap trip.



REPORTS OF THE CITY MANAGER

WOODLAND GATEWAY/AUTO CENTER MARKET ANALYSIS AND FISCAL IMPACT STUDY

Community Services Director Stevens said the report was completed to address "leakages" outside of the City and any impacts on the Downtown and other areas of the City. It will serve as the basis for the Development Agreement. Tim Youmans of Economic and Planning Systems indicated the Auto Mall would encompass 20 acres with 100,000 square feet of building space. The retail would be 35 acres with 321,005 square feet. The Developer will be doing a more intensive market study. The Market Analysis addressed the impact of the existing auto dealership(s) relocation. There will be two dealerships initially. It will likely take some dealers from other areas and one more from the Downtown, if possible. The Fiscal Analysis addressed the impact on the City General and Road funds, the Downtown property values and the Redevelopment Agency cash flow. The Market Analysis estimated the demand for retail development, projected net new sales and the impact on the Downtown and County Fair Mall retail centers. Evaluation of new Downtown development opportunities was also studied.

Council Member Monroe asked for clarification on the types of retail they are hoping to attract and Mr. Youmans indicated those stores like Lowes, Kohls, home furnishings, appliances and electronics are needed.

The projected net new sales from the dealerships to the City are estimated at \$66 million. The projected net new sales to the City from the retail center are between \$43 and \$70 million with variables dependent upon the types of stores that are attracted to the retail center. Council Member Peart asked if he had looked into increased retail opportunities for the Mall by adding retail at this new site and Mr. Youmans said that would be an option. It may be they will draw others because there are more opportunities to shop here. City Manager Kirkwood asked if he had spoken with Debbie Kennedy of County Fair Mall and Mr. Youmans indicated Ms. Kennedy is not concerned about the possible competition aspect of this development and feels it will be of benefit to them. The Mall has had flat sales for the past five years. They may need to modify tenant mix. The Downtown is unlikely to result in a significant impact on existing stores. Most Downtown retailers are providing specialty products and services at present. It may be more difficult to fill vacancies such as those in the old K-Mart building and some of the strip centers on Main, both East and West of the Downtown. Reuse of these existing retail centers should be considered.

Council Member Dote asked if the net impact average is in the Redevelopment Area and Mr. Youmans indicated it was. City Manager Kirkwood



said there is a direct nexus to the Downtown Specific Plan and the proposed Auto Mall. The Hoblitt-Haynes relocation and the cinema complex will be part of the Development Agreement to assist in the leverage of the Downtown Redevelopment and would provide dollars from the Auto Mall to assist with that Redevelopment. Council Member Dote said the small pad at Applebee's was scheduled for an electronics type business and Mayor Flory clarified it will be a Nextel Store.

Mayor Flory asked if a large store like COSTCO were interested, would that generate another cost analysis and Mr. Youmans said they would have a direct impact on other business in the City and would look at only those segments to be affected in the follow-up study. Director Stevens said they will place the Draft Environmental Impact Report on an upcoming Agenda, probably in June 2003, with the Public Hearing during the Summer and back to Council in September or October with the Conditional Use Permit, Development Agreement, and associated documents needing attention. Mayor Flory wants to be sure the citizens have adequate opportunity to review and address any issues and are kept completely informed of the processes and meetings.

WELL FIELD AND SURFACE WATER STUDIES

Public Works Director Wegener indicated the City is nearing the point where the finalization of the Well Field and Surface Water Studies is needed. The location of the remote well field is in the vicinity of County Roads 102 and 25. The upsizing of the system in this area to accommodate the Spring Lake Specific Plan growth will benefit the well field. The surface water option 2A provides the water supply with a reservoir and would improve the water quality, can meet projected growth without construction of additional wells, additional water can be imported in the future, provides full control over construction of the system and will be almost entirely within the City right-of-way.

Council Member Peart asked if the City had applied for Sacramento River water and the status of that request. Director Wegener said the Flood Control District had put in an application in the mid-1990's for 45,000-acre feet total with our share at 15,000. The request is presently pending with the Department of Water Resources to secure a viable means to utilize that right, the City needs to show progress to put it to beneficial use. Council Member Monroe asked for identification of the next steps in the process. Director Wegener said it is recommended shelving the well field at this point, but the study should be completed and be on hand as needed. With the surface water, the City will look at upsizing mains in the Spring Lake Specific Plan area to handle water from the



source and providing flexibility for future use. If pursued, the need to upsize elsewhere in the City will be addressed.

Council Member Monroe asked a final decision on well field or surface water options is needed. Director Wegener said future regulations become more stringent and change how the City must address the issues. Surface water has lower hardness (EC). River water usage would not require the City to utilize reverse osmosis, but surface water could be five to eight years out. Council will be kept apprised of the status at future meetings. Council Member Dote asked for clarification on shelving of the well fields and Director Wegener indicated the location is one issue. When well fields are the only source and a possible contamination issue arises, there is a likelihood all of the wells would be contaminated. Council Member Dote said we need 23,000-acre feet per year and asked if that was current or build out. Director Wegener said currently we are at approximately 15,000-acre feet need and 23,000 would be at build out. It is not certain if current wells have that capacity and may not meet the fire flow requirements. As Spring Lake builds out the need would be raised but there are approximately 5 wells planned for the South urban growth development.

At 7:45, Mayor Flory left the meeting and relinquished the gavel to Council Member Monroe.

The City would be receiving River water in the high flow season and it would need to be stored in a reservoir. Council Member Dote asked what size reservoir the City would need to take 24 hour 100 year flow off of Cache Creek. Director Wegener it would be difficult to estimate but would need to be substantially larger than the reservoir for the water storage proposed. A pit approximately 100 times the size of that which took the flows at Interstate 5 and Road 98 in the 1997 flood event would be needed.

Council Member Dote asked if we let in the high flow could we sell water not needed and Director Wegener indicated that would be a possibility. We would have Water Resources Association issues of transferring water out of the County. Council Member Monroe asked if the direction sought from Council would be to finalize the studies. Director Wegener said he would like to provide a bit more overview, respond to questions and seek concurrence on the direction to proceed.

The City looked at three alternatives: (1) divert water from the River to irrigation thus providing more available from wells for domestic purposes, but



would require a storage reservoir; (2) take River water and treat as delivered to the City. This alternative could have a reservoir; (3) take River water, some for agricultural purposes, some for the City usage. River water diversion has four potential diversion sites, as far North as Red Bluff and far South as West Sacramento. The best site would be at the I-5 bridge. For Alternative 1, the benefits are limited; the rise in water would be in the outlying areas. There could be some benefit of quality and reduction in future subsidence. It would preserve future water right applications. There is substantial investment and the City may not be allowed to keep the rights in the long term. Alternative 2 is an improvement on the water quality with lower TDS. There is a reduction in pumping in City wells, a rise in water level and lower pumping costs. The infrastructure is in place to take water from the River above the 15,000-acre feet allowed by purchasing. It could delay future improvements in the WasteWater Treatment Plant. Alternative 3 had many benefits but the recommended Alternative is Number 2 because it provides the greatest benefit to the City. District 2035 is willing to work with the City on this.

Council Member Monroe asked if the Federal or State funding would be available and it was stated there are grants available. Council Member Dote said that Alternative 2 did not include the reservoir on the handout. The extensive analysis and modeling of the River provided information on when water could and could not be diverted. Initially a reservoir was considered as it would provide a storage point for water when flows were high. As further discoveries indicated, the reservoir did not allow a better advantage of the 15,000 allotment because there would be evaporation losses associated with the storage over time. The benefit is not in quantity of water, but more likely in the ability to deliver water to the City year around. Council Member Peart asked if we could buy water from District 2035 and Director Wegener said it is a possibility and he will research. With the National Pollution Discharge Elimination System restrictions, this option is a more viable possibility. Council Member Peart suggested pursuing this option if only for back up water.

Council Member Peart asked if the well sites would be up gradient from the locations. Jeff Bench from Central Valley Environmental said some of the wells are in the vicinity of the Regional Park and former landfill and would be in the zone of influence for those wells. The WasteWater Treatment Plant is slightly down gradient of the proposed well field. They are all close enough to keep in consideration due to many components. There is a substantial distance to the water tables and low permeability to protect the water quality.

Council Member Dote asked why the well fields are located as indicated. Director Wegener said the criteria for siting the wells was based primarily on the



availability of the land needed. Other examples were long term yield, water quality, engineering technical issues with the flood plain, levee impacts, recharge, agricultural wells, economic feasibility, legal, public health, timing, environmental community support, pressure gradient, etc. If water rights are perfected, the City can supplement water with well water into the WasteWater Treatment Plan and deal with water quality issues.

ADJOURN

Council Member Monroe adjourned the Special Meeting/Study Session of the Council at 8:19 p.m.

Respectfully submitted,

Sue Vannucci, CMC, City Clerk