Woodland City Council Minutes

Council Chambers 300 First Street Woodland, California

March 25, 2003

CITY COUNCIL SPECIAL MEETING/STUDY SESSION

7:00 P.M.

CALL TO ORDER

Mayor Flory called the special meeting of the City Council to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE

Mayor Flory invited all in attendance to join in the Pledge of Allegiance led by Public Works Director Gary Wegener.

ROLL CALL

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

Flory

COUNCIL MEMBER ABSENT: Matt Rexroad

STAFF MEMBERS PRESENT: Richard Kirkwood, Phil Marler, Dan Gentry,

Margaret Vicars, Gary Wegener, Sue Vannucci, George Ahlgren, Randy Madison, Susannah

Reindardt

OTHERS PRESENT: Contract Engineer Alan Mitchell

PUBLIC COMMENT

None.



COUNCIL/STAFF STATEMENTS AND REQUESTS

Council Member Peart advised that he and City Manager Kirkwood had attended a Coalition meeting with Assembly Member Lois Wolk where the primary discussion was in regard to A. B. 1426. Assembly Member Wolk will be working the Assembly Member Steinberg on this Bill and indicated she may choose to introduce a Bill in lieu to address the issues more precisely than A. B. 1426.

Council Member Monroe indicated he had attended a 2 x 2 meeting with the Woodland Joint Unified School District. The focus of the meeting was to resolve issues in regard to Pioneer High School. He feels the concerns which had been stated by Board of Trustee Member Bob Salley personally via a letter had been addressed and resolved.

Council Member Dote indicated the Sign Ordinance Committee is nearly complete with their goals.

REPORTS OF THE CITY MANAGER

VEHICLE PURCHASES FOR 2003-2004

Public Works Director Wegener said this is the annual proposal for the replacement of vehicles through Fund 10. City vehicles are on a schedule for replacement as needed. Of the vehicles slated for replacement this year, the 1978 Van Pelt Ladder Truck will have a two year procurement period. There are no additional dollars to that replacement at present due to this long lead time. This item and associated funding will return to Council in the next few months. Council Member Peart asked if this is the authorization and the purchase will be in two years. Director Wegener said the order would be placed in October 2003 and the first payment would be in one year. The replacement vehicle for this unit would be a Quint. Council Member Peart asked if the Assessment District does not pass, will this engine be necessary. Director Vicars indicated this was set up two years ago and this vehicle is in place and use now without attachment to the Assessment District and possible fourth Engine Company. Assistant City Manager Marler indicated this engine is twenty-five years old with a life expectancy of only twenty years. It is not in good working condition and parts are difficult to procure. It is not attached to the Assessment District and is not consistent with the Plan. Council concurred to defer consideration of replacement of the Ladder Truck pending input from Chief Diekman.

Council Member Dote said the market value is indicated and asked if the vehicles would be sold. She also asked if the City has the option to lease/purchase vehicles. Director Vicars said leasing the vehicles adds to the overall



cost. Council Member Dote asked if there is a high maintenance cost and Fleet and Facilities Manager Madison indicated to the affirmative. On the vehicle requisition the disposition of the unit there are indicators they are going to auction. The market value indicated is actually the original purchase price.

Council Member Monroe asked if the repairs on mowers would be higher than the replacement value. Manager Madison said they are all functional but they are very high maintenance. When the maintenance is equal to the replacement value, it is more fiscally sound to replace. Council Member Monroe would like those that are marginal to be kept. Manager Madison said we must also consider the safety issue. Parks, Recreation and Community Services Director Gentry said the staff time associated with the breakdowns on the older equipment must be considered as well. The new mowers would be those that recycle the clippings thus reducing the green waste within the City as well.

On a motion by Council Member Dote, seconded by Council Member Monroe and carried by the Members present, Council approved for inclusion in the Fiscal Year 2003-04 budget, the replacement vehicles recommended for purchase by the Vehicle Utilization Committee with the exception of the 1978 Van Pelt Ladder Truck and authorized purchase action on approved vehicle acquisitions consistent with stated guidelines.

DESIGN AND SCHEMATIC PROGRAM FOR THE COMMUNITY/SENIOR CENTER

Parks, Recreation and Community Services Director Gentry indicated the Commission on Aging and the Parks, Recreation and Community Services Commission had been working with staff on the design and schematics for the new Community/Senior Center. The overall design was to be seamless and with a easy flow. Council Member Dote asked when construction would begin and Director Gentry indicated it should begin August of 2004. This project is not dependent upon the development of the Spring Lake Specific Plan Project. The staff and the Commissions worked together on the guiding philosophy of the project. There will be five soccer facilities on site. With the new sports complex, additional fields will be constructed on that site. The play fields will have an artificial surface which allows for rapid turnover from soccer to baseball, are safer for play, have less operations and maintenance costs and are playable all year as they drain rapidly and standing water is not evident. The budget is nearing completion and will be presented to Council within the next month. There is some concern at present regarding the cash flow.



Council Member Dote asked about the open space on either end of the site. Director Gentry indicated to the North would be a multi purpose area for outdoor activities, such as gatherings, and will include the detention basin. The South end will contain the Dog Park.

Karl Lowe, the Architect on the project, indicated the entrances to the complex will be off of East Street. There will be between 386 and 400 parking spaces on site. Five of the changes provided at the last Committee meeting have been incorporated into the plan, with the exception of the exterior jogging path. The varied paths already included on site will be fenced and lighting will be included. The entire structure will contain 46,000 square feet with a 12,000 square foot gymnasium. The footage dedicated to the Senior Center portion is at 10,000 and includes a banquet room. The Administration portion has bee switched to the right of the main entry as it was found that most visitors will enter and immediately go to the right for information. The movement of Administration will then relieve the Senior Center staff from receiving those who are actually seeking the Administration. The Architect said the multi purpose rooms are set up for classroom use, but the banquet is also a multi purpose room. These rooms will be more conducive to senior needs.

Jack Rye indicated there has been no provision for a sheltered area for passengers of the Community Care Car. Other organizations are to be using the banquet room and they need to be aware that the seniors will have first call on the usage.

Frank Paladini has he same concerns as Mr. Rye but safety is a big thing for the seniors because they are not as mobile.

Colette Stewart said she objects to the roof proposal. The "sail" design does not have a connection. The large parabolic roof line usually encompasses the entire roof. She said the Sydney Opera House is an example. Combining the proposed sail with a square does not work. This type of design is very expensive, very complicated to construct, and has a high failure rate. Woodland is too conservative for this type of design. The floor plan of the building is welcoming. The West facing configuration is very good to protect from the North and South winds we receive here.

William Patterson asked how big the Senior Center would be and Director Gentry indicated it would be 10,000 square feet.

Keith Manee said he needs a swimming pool at the Senior Center. He cannot use the high school.



Loretta Hansen said the purpose of the building is for seniors and now the Parks Administration will be on site. She did not know they were moving to the building. Most of the people coming in the building will be going to the activities. Seniors have more time to use the facility. Ten years ago who would have thought 200 people would use the computer center. The print shop will have a large space. Who knows what other kinds of activities will be needed. She wants to be sure there is room to expand the facility in the future. In 2000 the percentage of households with fifty-five and older were at 28%. By 2030, the percentage will be at 47%.

Jack Slaven said this is very exciting. The Senior/Community Center has been discussed in part since the 1950's. It is difficult to please everyone and the architect has been open to suggestions. The recent completion of the center at Holy Rosary School has been a good addition to the community but is on a smaller scale. The programs that will be going on at this site are the important thing. He congratulated the Council and those who have worked on this and urged moving ahead quickly.

Council Member Monroe asked about the sheltered area for loading and unloading and Director Gentry indicated they are looking at those suggestions now. It has been too soon since the Committee's last meeting to incorporate everything into this presentation. Council Member Monroe asked about the ability to expand and Director Gentry said that will be part of the plan as well. Those issues will be looked at as the project proceeds further. Council Member Monroe asked about safety and Director Gentry said the Police Department will be consulted on that issue as well.

Council Member Peart said the natural lighting and the generation of cooling will be an energy saver. He has concerns about flat roofing which is a constant source of maintenance and leakage. He does not feel a full service kitchen is necessary. Council Member Monroe said he supports some of the concerns. He feels the roof line will become passe and prefers a historical design to the building. Council Member Dote likes the combining of all activities and the use of glass in the structure. She would like to capture the architectural elements that are attractive. They will attract people to the community and the final design should be bold. Mayor Flory has a concern about the banquet room and possible overlap. Director Gentry said both kitchens could be serviced by the same caterer at the same time. The outside areas would also be used as eating areas.

On a motion by Council Member Peart, seconded by Council Member Dote and carried by the Members present, Council adopted the Design and Schematic Program for the Community/Senior Center Community Park.



MINUTES

<u>SPECIAL COUNCIL MEETING OF FEBRUARY 25, 2003 AND THE REGULAR COUNCIL MEETING OF MARCH 4, 2003</u>

On a motion by Council Member Monroe, seconded by Council Member Dote and carried by the Members present, Council adopted the minutes of the February 25, 2003 meeting with changes as requested by Council Member Dote. Council adopted the minutes of the March 4, 2003 meeting as presented.

ADJOURN

At 8:50 p.m., Mayor Flory adjourned the special meeting of the Council.	
Respectfully submitted,	
Sue Vannucci, CMC, City Clerk	