

Council Chambers
300 First Street
Woodland, California

May 21, 1996

The Woodland City Council met in special session at 6:15 p.m. in order to convene a closed session. Before the closed session the City Manager announced the purposes of the three closed session topics. The first item was a conference with Labor Negotiator William Avery (Gov. Code Sec. 54957.6) regarding the following Employee Organization: Woodland Professional Firefighters' Association. The second item was a public employee appointment (Gov. Code Sec. 54957) regarding the City Attorney. The third item was a conference with real property negotiator (Government Code Section 54956.8) involving negotiating parties: P G and E Enterprises and City of Woodland. Property discussed was the Conaway Ranch and the topic under negotiation was the price and terms of payment. Council Members present at the meeting were: Rominger, Borchard, Losoya, Ryhal; Council Members absent: Flory. City Manager Kris Kristensen also attended the closed session. Fire Chief John Buchanan attended the closed session for the first item, and City Attorney Ann Siprelle attended the closed session during the latter two issues. The special session and closed session were adjourned at 7:30 p.m.

The Woodland City Council met in regular session at 7:30 p.m. in the City Hall Council Chambers.

PLEDGE OF ALLEGIANCE:

Mayor Rominger opened the meeting and invited everyone present to join her in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Rominger, Borchard, Losoya, Ryhal

COUNCIL MEMBERS ABSENT: Flory

STAFF PRESENT: Kristensen, Ruggiero, Siprelle, Wegener, James, Vicars, Barry, Pinegar, Smith, DeWeerd, Horgan, Phipps

CITY MANAGER ANNOUNCEMENT:

City Manager Kris Kristensen announced that the Council just completed a closed session to discuss three different items. One item was dealing with labor relations, a second dealt with public employee appointment, and a third item as a conference regarding real property negotiations on the Conaway Ranch property. He said these closed sessions were held pursuant to the California Government Code. He said the Council will need to continue its closed session discussion on the Conaway Ranch at the conclusion of the regular meeting.

MINUTES:

Mayor Rominger said the Council will need to postpone action on the March 19, 1996 City Council meeting minutes until three Council members who are eligible to vote on them are present.

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council approved the minutes for the adjourned Council meeting of April 23, 1996, as prepared.

COMMUNICATIONS:

1. From Finance Director Margaret Vicars a memo was received advising of claims for accounts payable and payroll paid in April 1996.

2. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale beer and wine license (person to person transfer) for Wiener Works, 317 Second Street. Community Services Officer Leilani Vierra had advised that the Police Department has no concerns with the issuance of this license.

3. From Jorge Barbosa a claim against the City was received regarding a YONET (Yolo Narcotic Enforcement Team) incident which occurred on November 15, 1995 at claimants' business. The City's insurance representative recommended that Council reject the claim and refer it to them.

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council rejected the claim against the City filed by Jorge Barbosa and referred the claim to the City's insurance representative.

COMMITTEE REPORTS:

1. From City Manager Kris Kristensen a report was received transmitting the minutes from the Yolo Solano Air Quality Management District Board meeting of April 10, 1996.

2. From Community Development Director Janet Ruggiero a report was received summarizing action taken at the Historical Preservation Commission meeting of April 10, 1996.

3. From the City Manager a report was received transmitting the minutes of the Water Resources Association of Yolo County meeting of April 11, 1996.

4. From Finance Director Margaret Vicars a report was received transmitting the minutes of the Yolo County Public Agency Risk Management Insurance Authority Board meeting of April 17, 1996.

5. From the Community Development Director a report was received summarizing action taken at the Historical Preservation Commission meeting of April 24, 1996.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved funding in the amount of \$6,300 for updating and reprinting 2,000 112-page walking tour booklets (in time for the 1997 Stroll Through History).

6. From Police Chief Russ Smith a report was received transmitting the minutes of the Yolo County Communications and Emergency Services Agency Board meeting of May 1, 1996.

7. From Assistant City Manager Kristine James a report was received transmitting the minutes of the Personnel Board meetings of May 1 and May 9, 1996. Ms. James said in April of 1995 the Woodland League of Women Voters presented a report to Council on the board and commission system of the City. One recommendation from that report was to use the Personnel Board of the City to work on outreach recruitment for board and commission appointments to better reflect the broad diversity of this community. She then introduced all five members of the Personnel Board who were present: Debbie Carlson, Ed Morris, Ruth LaFollette, Leslie Marcus, and Steve Basha.

Personnel Board Member Debbie Carlson gave Council an overview on the Board, Commission and Committee Recruitment Policy developed by the Personnel Board. She said the Board recommends the formation of a Recruitment Committee made up of representatives of each of the City's boards and commissions. The Recruitment Committee will assist the Personnel Board in various activities, including addressing local groups about the benefits of participation on commissions and boards. She said the Personnel Board has already developed an interest and referral card system for the notification process. She gave copies to the Council.

Council thanked the Personnel Board for the completeness of the proposed Policy.

Mayor Rominger noted that page one of the Policy under "Policy Dissemination" all board, commission and committee members will be given this Policy on an annual basis in July of each calendar year. She asked why the distribution will be in July.

Board Member Leslie Marcus said the Board felt that six months prior to the expiration of commission, board and committee terms was better than distribution six months after expiration of terms. Also she said the timing coincides with the Personnel Board's annual evaluation and report to the Council on the effectiveness of the recruitment program. She said this will also coincide with the biennial appointment of a new mayor.

Mayor Rominger noted that on page one of the Policy under "Recruitment Process"

the Personnel Board will coordinate the review of the descriptions of each City board, commission and committee role(s) and function(s) and the requirements for appointment. She said in case changes are made in the descriptions, the changes should be approved by Council.

Leslie Marcus said the Policy only addresses the fact that the Personnel Board will review the descriptions, and the Board has given them a cursory review to date. When the Recruitment Committee is together, there will be a closer review of what is in the City Code with respect to the descriptions. If any adjustments are needed, the Council will need to approve the changes since the descriptions are codified.

Resolution No. 3957 - Board/Commission Recruitment Policy:

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council adopted Resolution No. 3957 approving the Board, Commission and Committee Recruitment Policy with its implementation Plan as presented by the Personnel Board and authorizing the Personnel Board to establish a special Recruitment Committee to work with, advise and make recommendations to the Personnel Board on matters pertaining to the recruitment of City residents to serve on Boards, Commissions and Committees (including an amendment to provide that any revisions to role descriptions will be approved by City Council on an annual basis).

Mayor Rominger thanked the Personnel Board Members for the many hours spent in developing the Policy.

8. From the Community Development Director a report was received summarizing action taken at the Planning Commission meeting of May 2, 1996, as follows:

- (1) Commission tabled the discussion concerning the Zoning Ordinance amendment regarding recreational vehicles storage. The Commission was concerned over the implication of this ordinance. Staff will continue to investigate and return the item to the Planning Commission at a later date.
- (2) Commission discussed outdoor storage and enforcement. The Planning Commission discussed the intent of the ordinance and the need for performance standards. Staff will work with stores in violation of the ordinance to develop performance standards and to revise the Zoning Ordinance governing outside storage.
- (3) Commission received the Housing Alternatives report from the East Street Corridor Specific Plan Advisory Committee.

9. From the City Manager a report was received summarizing topics discussed at the Yolo Economic Strategies meeting of May 6, 1996. The City Manager said the process for the Yolo Economic Strategies started last fall when the chambers of commerce from Davis, West Sacramento and Woodland along with the County and the cities themselves began meeting to determine if a combined County-wide economic development strategy should be established. The steering committee of that group has indicated there is some need for establishing a County-wide economic development program. He said Council received a copy of a possible public/private economic development organizational model which outlines a dynamic set of programs that could be conducted. He said the group felt this could be a long range goal for the communities of Yolo County to aspire to, but also recognized there are reasons to start more slowly and simply. The group proposed an advisory council structure with representatives from both private and public sectors trying to look at developing an organization over a five-year period of time and doing some joint marketing efforts. He said there is no organization currently in place on a county-wide basis. Council Member Flory is the City's representative to the group, and the group will be meeting later in June. The group is asking each of the governing bodies to give comments.

Vice Mayor Losoya said he would like to continue this item to a future meeting when Council Member Flory is present.

8. From Community Development Director Janet Ruggiero a report was received transmitting the minutes of the East Street Corridor Committee meeting of May 8, 1996.

9. From the City Manager a report was received summarizing topics discussed at the Chamber/City 2 x 2 meeting of May 8, 1996.

PUBLIC COMMENT:

Robert Haws, resident of Woodland and home owner/property owner in the County Road 101 area near East Gibson Road, requested an update on the traffic issues and left turn at County Road 101 and East Gibson Road. He also asked about the status of the agreement with Morrison Homes and the amendment to the Southeast Area Specific Plan.

The City Manager said on March 19 Council authorized staff to enter into an agreement with Morrison Homes to stipulate exactly what would occur if the City Council went through an amendment to the Southeast Area Specific Plan to change the intersection of County Road 101 and Gibson Road. Once the agreement is in place the amendment process will be started which involves circulation of the environmental impact analysis, conducting public hearings before the Planning Commission and City Council. The decision would be the City Council's to make a change to the Plan itself. Since that time staff has been negotiating with Morrison Homes, and last week the negotiations were narrowed down to one issue dealing with what happens if we go through an

amendment process and the Council decides not to make the change. The agreement at that point would have provided credits already to Morrison Homes for directions the Council gave in March. He said Morrison Homes does not want to give up whole credits in the event the Council decides not to make a change. The direction he had from Council was that there would be full credit recovery in the event that no change was made. He said that is the issue they are resolving.

Tom Stallard of the Board of Supervisors thanked Council Member Flory for his service on SACTO which he said benefitted Yolo County, and he said now that position is rotating to West Sacramento. He also said as property owner in the 700 block of Main Street he was surprised to see that the proposal for a historical district in Downtown Woodland did not include the 700 block of Main Street. He said all of the buildings on the south side of the 700 block are original buildings. Most of the buildings have been restored but some of them have not. The opposing side of the street has the Odd Fellows Building which is a hallmark structure from the early part of the century. He asked that staff be directed to see that the 700 block of Main Street is given consideration and incorporation into the historic district. He also said the Board of Supervisors had a visit today from 16 people from a city in Ukraine which is a sister city of Davis. He said he hoped that Woodland would be open in the future to the possibility of developing a sister city relationship somewhere else in the world. Lastly, he announced that after months of discussion he is not able to support the concept of turning our Transportation Authority into a Transportation District. He said this position is not in accordance with action taken by the Council. He said looks at the conversion of a perfectly functional joint powers authority into a separate entity of government just like a city as more government instead of less government. He suggested that Council may want to agendaize this topic for a future meeting.

The Community Development Director said she spoke with Meg Stallard last week about the historical designation of the 700 block of Main Street, and she told her these are very preliminary discussions. At the time the formation of the district is discussed in detail then they will look to see what properties will be included.

Police Chief Russ Smith said late last week Congressman Vic Fazio notified the Police Department that it was the recipient of a Federal grant for \$225,000 to fund three police officers for the next three years. He said, however, the grant is not without strings. There will be \$245,000 in matching funds required. The first year of matching funding will amount to about \$75,000, and those funds are covered in the Proposition 72 public safety fund. He said it is anticipated that fund balance will be maintained in order to meet the match. He said they plan to put the officers in the patrol force to maintain service levels and reduce response times. He said no paper work has been received yet.

The City Manager said Council can talk about the grant at its budget session on May 28, 1996.

YOLO COUNTY HISTORICAL SOCIETY DONATION FOR CEMETERY FENCING:

Parks, Recreation and Community Services Director Tim Barry briefed the Council on a donation from the Yolo County Historical Society for Cemetery fencing and the Woodland Cemetery Committee which is working on making the Cemetery more secure. He said last week they celebrated the designation of the Woodland Cemetery as a local landmark, and he thanked the Historical Preservation Commission for their efforts.

B. J. Ford, Chairperson of the Yolo County Historical Society Cemetery Committee, said the Native Daughters of the Golden West announced on May 16 their intention to donate \$20,000 towards the Yolo County Historical Society's project to raise \$65,000 to fence the entire perimeter of the Woodland Cemetery. She said this should be a sufficient amount of money to begin the bid process on the West Street side of the Cemetery. She said they have begun a campaign to raise the additional \$45,000 which is needed to complete fencing along Cross Street. She said other members of the Yolo County Historical Society Cemetery Committee are Liz Tara, Mary Aulman, Nadine Salonites, Marilyn Thompson and Diane Nance.

Mayor Rominger thanked the Cemetery Committee for its efforts.

On motion of Council Member Losoya, seconded by Council Member Ryhal and carried by unanimous vote, the City Council accepted a \$20,000 donation from the Yolo County Historical Society for the Cemetery Fencing Project, and recognized the Society and the Native Daughters of the Golden West for making this contribution possible.

PROCLAMATION - WATER AWARENESS MONTH:

Water Resource Specialist Harrison Phipps said Water Awareness Month is sponsored by the California Water Awareness Campaign throughout California to heighten public awareness of water and the role water agencies and allied entities play in conservation, management, water supply, water quality and distribution. He said water agencies in Yolo County have had a number of activities including a poster contest. He said the City was required by the State to have an Urban Water Management Plan which includes a list of programs the City would like to have in place within the next few years. One was an in-school education program about the importance of water resources.

Jason Warner, a water resources intern, explained to the Council how he helped coordinate the in-school education program. Bruce Smidt, a teacher at Woodland Community High School, was present at the meeting as well as Jason Flores, a student from the Community High School, who explained a model he developed which represented a cross section of all of the water wells in Woodland. The model demonstrated what occurs when water is pumped from the wells.

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council proclaimed May 1996 as Water Awareness Month.

Mayor Rominger presented the proclamation to Harrison Phipps.

PRESENTATION BY WOODLAND ACCESS VIDEO ENTERPRISES (WAVE):

Lonny Wunder, newly elected President of Woodland Access Video Enterprises (WAVE), presented an annual report from WAVE. He said this year's budget has a \$9,000 deficit, and WAVE is trying to create some revenue with some grants. He said WAVE represents youth, seniors, government, educational, and religious segments of the community.

The City Manager said the City has been making an annual contribution for the last three years of \$25,000, and the 1996-97 Budget contains a contribution up to \$40,000. He said the City is negotiating an agreement with WAVE so that they would provide operations for the video/audio equipment in the Council Chambers to be acquired next fiscal year.

HOMELESS SERVICES REPORT:

Sergei Shkurkin, the County's Homeless Services Coordinator, highlighted the August 1995 Yolo County Homeless Survey Report. He said the Homeless Coordination project works by putting coalitions of public agencies together to address the problems of the homeless.

CERTIFICATES OF RECOGNITION - GRAFFITI CONTROLS:

Mayor Rominger presented certificates of recognition to Steve Proctor, Manager of Kmart, Steve Wilken, Manager of Orchard Supply and Lew Harris of Tadlock's Communication regarding their graffiti prevention efforts.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Rominger temporarily adjourned the meeting of the Council at 9:01 p.m. in order to convene the meeting of the City of Woodland Redevelopment Agency Board of Directors. See Agency minutes attached to these Council minutes as Exhibit A. At 9:05 p.m. the Redevelopment Agency Board meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

Mayor Rominger requested removal of award of pavement testing and engineering design contact for signalization projects from the Consent Calendar.

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council approved the following Consent Calendar items:

BID CALL - REPLACEMENT OF FIRE STATION NO. 2 ROOF:

The City Council authorized the Public Works Director to advertise for bids to replace the roof at Fire Station No. 2 located at 1619 West Street.

GIBSON RANCH UNIT 2B & SYCAMORE RANCH EAST UNIT 2:

The City Council accepted as complete the improvements constructed as part of Subdivision No. 4244, Gibson Ranch Unit 2B, by Morrison Homes and Subdivision No. 4245, Sycamore Ranch East Unit 2, by Winncrest Homes; directed the City Clerk to file notices of completion; and authorized the Mayor and City Manager to sign the notices of completion.

BID CALL - CEMETERY FENCING:

The City Council authorized the Parks, Recreation and Community Services Department to advertise for bids for fencing at the Woodland Cemetery.

RESOLUTION NO. 3958 - HUD SECTION 108 LOAN:

The City Council adopted Resolution No. 3958 approving and authorizing execution of documents related to the HUD Section 108 Loan (Community Development Block Grant) for the Hotel Woodland project.

WATER POLLUTION CONTROL FACILITY/PROCESS SAFETY MANAGEMENT STANDARD:

The City Council authorized the Public Works Director to solicit proposals for a consultant contract to assist in developing the Process Safety Management Standard for the City's Water Pollution Control Facility.

SYCAMORE POINTE:

The City Council approved the Final Map and Subdivision Agreement for Subdivision No. 4256, also known as Sycamore Pointe; and directed staff to prepare an agreement for reimbursement for Pioneer Avenue construction costs (to be financed through the Community Facilities District) for future approval by the City Council.

PAVEMENT TESTING/ENGINEERING DESIGN - SIGNAL PROJECTS:

Mayor Rominger inquired about the purpose of the testing for the signal projects at East Main Street and West Main Street.

The Director of Public Works said the testing requires specialized equipment to test each segment of roadway to design the most cost efficient rehabilitation.

On motion of Council Member Borchard, seconded by Council Member Losoya and carried by unanimous vote, the City Council (1) awarded the contract for Pavement Testing and Engineering Services for pavement design for the East Main Street Rehabilitation and the signalization of West Main Street at County Road 98 to CHEC Consultants, Inc., of Redding for \$9,500; and (2) authorized the Public Works Director to execute the contract on behalf of the City.

REGULAR CALENDAR:

SCOPE OF EAST AREA LAND USE STUDY:

Community Development Director Janet Ruggiero said the City Council at its March 19, 1996 meeting directed staff to prepare a scope of study to consider the appropriateness of the development of the Urban Reserve Area. The area was designated Urban Reserve by the General Plan that was adopted in 1996 and was addressed in the Land Use and Community Design Element. Since the status of the 1996 General Plan has changed with the referendum this information is not adopted policy and is provided to the Council as a guideline. The 1988 General Plan which the City is working under does not show this area for any development. She said the purpose of her staff report is to provide the Council with a scope of study for the proposed Urban Reserve Area. The scope should first address key infrastructure and geographic constraints which have been identified for this area. This includes:

- (1)Depth of water table and soil conditions and implications of each of these for development of buildings and infrastructure. This may require the preparation of new water surface contour maps.
- (2)Flooding and drainage implications. This involves the review of both the Army Corps of Engineers Study and the bypass levee report. It will probably require the preparation of an updated topography map for this area.
- (3)Compatibility with Sewer Treatment Plant - Should we relocate the plant? Is the possibility of a new joint regional facility feasible? What affect will development have on the existing plant and the Contadina facility? We have some preliminary information but more in-depth analysis is needed.
- (4)Circulation and access. A traffic analysis will be needed as well as tying this report into the I-5/SR 113 Connection Study which is currently underway.

- (5) Reclaimed/recycled water: Study the potential of using the reclaimed water with the development of this area.
- (6) Potential impacts on sensitive biological resources. Review of the recent inventories of sensitive biological resources.
- (7) Availability of water. This issue is already part of the discussion in the potential acquisition of the Conaway Ranch.

She said we currently have under contract consultants in the technical areas of flood control, sewage treatment, traffic, and water. Their contracts would need to be expanded to include the preparation of this technical analysis. In-house staff could review existing data for item No. 6 above as well as preparation of the entire report or a consultant could be hired to coordinate and write the final study similar to what we did with the General Plan with the use of Laurence Mintier and Associates. Other information involving the absorption rate and the fiscal and market analysis would require the retention of a consultant. In the past the City has used David Taussig and Associates who did the analysis for the General Plan. She said it may be beneficial to wait to prepare that information until the infrastructure and environmental analysis is completed. These analyses would provide the necessary costs to assist in the development of the financial analysis of the properties located within the Urban Reserve. She said the one issue which would also need to be determined is the land use for the Urban Reserve Area. It may be beneficial to address several types of land uses in the initial phase of the study to provide background information to the City Council to assist them in making their decision regarding the appropriateness and feasibility of the development of certain types of land uses. Once the land use designation is determined then the final study could be completed. She said the City has done one other special study like this. This is not a policy document because that comes later in the process. She said this is more of a technical gathering study to assist the Council in making policy decisions. The City would use the public process to gather additional information on the technical analysis. The Planning Commission would also be asked to review and comment. Once that final technical study is accepted by the Council, policy direction could be given by the Council for the processing of an amendment to the General Plan which would require the full public hearing process and environmental review under the California Environmental Quality Act. This amendment would involve including the Urban Reserve within the Urban Limit Line of the General Plan with identified land use designations. She said the Council may be asking if this is the right time for the study given the fact that no decision has been made by the Council regarding the referendum. There are two issues. She said if this is something the Council wants to consider and redraft the Plan the study would be helpful. If the Council decides to put the referendum on the ballot and it fails, this study becomes carried out in the policies of the 1996 General Plan. At this point, she said, staff is asking the Council to review the scope and determine if Council has any additional input. She

said staff has not done any cost estimates; staff would do that at a later time when Council is comfortable with the scope.

Vice Mayor Losoya said the Council is going to need data on the issues raised by the Community Development Director.

The Community Development Director said staff will come back to the Council for approval of a cost estimate and a time line.

On motion of Vice Mayor Losoya, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved the scope of the study for the proposed Urban Reserve Area and directed staff to prepare cost estimates for the preparation of the study.

PROPOSED GROUNDWATER EXPORT ORDINANCE:

Director of Public Works Gary Wegener provided Council with staff comments on the County's proposed groundwater export ordinance.

Supervisor Tom Stallard said the Farm Bureau has written the County a letter asking that after all of the comments are received a second workshop be held so everyone can see how the comments are integrated. He said the Board of Supervisors' intention is to have a second workshop after June 1.

On motion of Council Member Borchard, seconded by Council Member Ryhal and carried by unanimous vote, the City Council approved the comments prepared by staff pertaining to the proposed County Groundwater Export Ordinance.

UPDATE ON FLOODING FROM UNINCORPORATED AREAS:

The Director of Public Works reported that several times last winter, the City experienced localized street flooding from the fields in the unincorporated areas west of Brown's Corner (West Main Street and County Road 98) and south of the City Limit line at West Street. This was in addition to the flooding experienced at various other locations around town. He said the runoff from the fields caused City crews to close lanes on West Main Street and to close portions of Miramonte Drive, West Miramonte Drive and Del Mar Street. He said Sterling May (at Ashley and West Main) and the Westgate (Raleys) Shopping Center have experienced parking lot flooding, and Sterling May had flooding inside his store. Since the March update to Council, he said there were four meetings with various parties, including the Farm Bureau, Caltrans, County Public Works, the Flood Control District, and the Resource Conservation District. He said the City has been advised by both Caltrans and the City Attorney's office against restricting flows from the roadside ditches through the culverts under County Road 98 to the City storm drain system. The increased ponding along County Road 98 caused by reducing

flows below culvert design capacity creates a liability for the City, more so than the increased flooding that results from accepting those flows into our system. He said through a joint Flood Control District/City effort, Borcalli and Associates has done some preliminary analysis on potential options to mitigate the flooding at the two locations. He said based on Borcalli's recommendations, the City intends to continue coordinating with the Flood Control District, the County, the Farm Bureau, and the Resource Conservation District as appropriate to implement feasible solutions.

Council Member Borchard said if the Flood Control District would keep the Farmers Central Ditch clear and clean, there would not be any problem with taking away flood waters from that area. He said if there were some concrete structure on the west side of West Street when it crosses the City limits there would not be any problem.

The Director of Public Works explained how the ditch is not designed to take runoff.

LEASE AGREEMENT WITH SCHOOL DISTRICT FOR USE OF PRAIRIE PARK:

Parks, Recreation and Community Services Director Tim Barry said in February staff met with the principal of Prairie School, Judy Rose, and Woodland Joint Unified School District administrators Joan Butt and Steve Horowitz to investigate the feasibility of establishing a portable building on Prairie Park for a full-time year-round child care center. He said Prairie School begins a multi-track year-round schedule in July, 1996, and the parents of the school have given strong input to Ms. Rose that there is an unmet need for school aged child care to assist families in adapting to the year-round schedule. The school campus is undersized, so there is no space for another portable building. The Park is located contiguous to the school campus, and the City currently owns a portable building, located on the park, which is leased to the Head Start Program to provide pre-school programs for moderate to low income families. Since the establishment of a child care center at this site was a high priority of last year's report by the School Aged Child Care Task Force, presented through the Child Care Commission, staff set out to cooperate and do what it could to make this concept a reality. He said the non-profit child care center operator who is currently under contract to the School District to operate child care centers at Gibson and Zamora Schools, Child Development Corporation (CDC), indicated interest in establishing an additional child care center at Prairie Park to serve the Prairie School/Willow Springs School families. In order to maximize the current facility the City owns on the park, staff has arranged shared use of the existing building between Head Start and CDC. An additional portable building will be necessary to accommodate the number of children for the child care center, and it will be placed beside the exiting facility. He said the proposed lease agreement is between the City and the School District for a dollar a year for seven years. The costs of the portable building, site

improvements, and any other associated costs will be paid by the School District which will own the portable and intends to pass the costs on to the child care center operator, CDC, through a separate agreement. The City will not be involved in any way with the child care program. The City's involvement is limited to allocating space at the park for this new portable building. He asked the Council to approve a land lease agreement for the land the portable sits on at the park.

Joan Butt with the School District commended the City staff for their leadership in working through this project. She noted that there will be 900 students at Prairie School next year which is almost 10 percent of the total population of the entire School District. She announced that the District was just advised of the receipt of a grant for child care, and the funds will be used to improve the park playground equipment.

On motion of Council Member Losoya, seconded by Council Member Borchard and carried by unanimous vote, the City Council approved the lease agreement with Woodland Joint Unified School District for use of a portion of Prairie Park for placement of a portable building for child care.

GROUNDWATER PUMPING AT DUBACH PARK BALLFIELDS:

Park Superintendent George Ahlgren gave Council a staff report on pumping groundwater at Dubach Park.

Debbie Newman, representing Woodland Adult Sports Association which leases the Park, explained the difficulty arranging for repairs to light poles at the Park with over six feet of groundwater to be pumped out.

On motion of Council Member Losoya, seconded by Council Member Ryhal and carried by unanimous vote, the City Council allocated \$4,760 to fund the groundwater pumping operation at Dubach Ballfields.

UPDATE ON INTERSTATE 5 BORROW PIT:

The Director of Public Works said when the I-5/County Road 98 interchange was constructed, fill material for the overpass ramps was taken from a 36 acre borrow pit just south and east of the interchange. It has recently been acquired by Mr. Leo Volkl, who has indicated the intent to use it for a site for accepting fill material. He has inquired informally if the City has any desire to purchase the property. He said it is currently listed for sale at \$125,000. His staff report to Council addressed the pit relative to flood protection requirements of the City. He said during the March 1995 flooding on Cache Creek, out of bank flows from the upstream of I-5 traversed and closed County Road 98, and ponded in the borrow pit. The City had declared a state of emergency, with the projection that the

flooding would have reached areas of the City to the south of Kentucky Avenue. Fortunately, when the flood crest passed, the pit still had five to ten feet of freeboard. The March 1995 flood has been informally rated as about a 15 year event, substantially less than the standard design flood (normally a 100 year event). He said while the pit did provide a degree of protection during the March flood, it is not a component of our current storm drain master plan or of one of the flood protection alternatives under consideration. It was identified in our 1996 General Plan effort as a component of a conceptual plan for intercepting runoff from 10 year rainfall events, at County Road 98 before it enters the City's storm drain system. The pit would detain flows and allow a more economically sized conveyance system to route the flows to the Yolo Bypass. That plan (estimated in excess of \$5 million) requires more study in the Master Plan phase of work, which is on hold pending resolution of the General Plan referendum.

PURCHASE OF PICKUPS/BID CALL FOR MOWERS:

The Director of Public Works requested Council approval of purchasing six pickups and advertising for bids for three mowers.

After discussion Council took the following action:

On motion of Council Member Losoya, seconded by Council Member Borchard and carried by unanimous vote, the City Council authorized the purchase of six pickups at a cost not to exceed \$86,400 and authorized solicitation of bids for purchase of three mowers.

FUTURE MEETING AGENDA ITEMS:

Mayor Rominger requested that the Council present a certificate of recognition at a future meeting regarding V. Santoni and Company celebrating its 100 year anniversary as a beer distribution facility in Woodland.

CLOSED SESSION/ADJOURNMENT:

The City Council temporarily adjourned the regular meeting at 10:20 p.m. to reconvene a closed session for a conference regarding real property negotiations on the Conaway Ranch. Council extended the meeting from 10:30 p.m. until 11:15 p.m. At 11:05 p.m. the closed session was adjourned to reconvene the regular meeting and then the regular meeting was adjourned to May 28, 1996, 7:00 pm.

City Clerk of the City of Woodland

