



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

March 31, 2020
6:00 PM

SPECIAL CITY COUNCIL MEETING

6:00 PM

PLEASE NOTE: The March 31, 2020 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

1. The meeting will be held via teleconference and Council members will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public.
2. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.
3. If you wish to make a comment during general public comment or on a specific agenda item, there are two ways to do that. You may leave a voice mail message at (530) 661-5900. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time. Any member of the public watching the live stream who wishes to make a comment on an item as it is being heard may submit an email to the City Clerk at CouncilMeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

1. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

F. REPORTS OF THE CITY MANAGER

2. SUBJECT: Update on COVID-19 Response and Preparedness

RECOMMENDATION FOR ACTION: Receive an update and discuss next steps.

3. SUBJECT: Urgency Ordinance - COVID-19 Eviction Moratorium on Commercial Property

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Urgency Ordinance No. _____, an Urgency Ordinance of the City Council of the City of Woodland enacting a temporary moratorium on evictions due to non-payment of rent for commercial tenants where the failure to pay rent results from business income loss resulting from the Novel Coronavirus (COVID-19) and setting forth the facts constituting such urgency.

4. SUBJECT: Extended Shelter Operation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute an extension of the MOU with Yolo County and Fourth and Hope for operation of the Extended Shelter through October 31, 2020.

G. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Special City Council Meeting of the City of Woodland scheduled for Tuesday, March 31, 2020 was posted on Friday, March 27, 2020 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.


Ana B. Gonzalez
City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: Special City Council Meeting
DATE: March 31, 2020
ITEM #: E.1
SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Staff Contact:

Ana B. Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

Background:

This calendar is being provided for planning purposes only and is intended to keep the Council apprised of upcoming agenda items and plan for upcoming Council items.

A handwritten signature in black ink, appearing to read "Ken Hiatt", is written over the printed name.

Ken Hiatt
Interim City Manager

Attachments:

1. Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

APRIL 7 TH	TELECONFERENCE	REGULAR MEETING
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Minutes

City Council Meeting Minutes of March 3, March 17, March 24, 2020 and March 31, 2020

Consent Calendar

April Child Abuse Prevention Month Proclamation

Water Pipeline License Agreement w/Sierra Northern – No. Regional Pond & Pump CIP#17-21

Lower Cache Creek Flood Feasibility Study CIP #09-15

2nd Reading Interim Zoning Ordinance

2nd Reading related to Affordable Housing

Bid Advertisement WPCF Pond #11 Biosolids Drying and Removal CIP #20-13

Amend FY 20/21 Capital Budget to appropriate funds to 2020 Road Rehab Project CIP #19-05

Increase to Vehicle Replacement Budget – Ford 350 Service Truck – Spring Lake L&L

Construction Inspection Agreement – 2020 Sewer & Water Repair & Replacement CIP #20-07

WPOA Side Letter

Regular Calendar

Update on COVID-19

APRIL 14 TH	TELECONFERENCE	SPECIAL MEETING
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Update on COVID-19

APRIL 21 ST	REGULAR MEETING
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IT Presentation

Big Day of Giving Proclamation

Earth Day Proclamation

EV Charging Station MOU – Electrify Yolo Project

Master MOU with Homeless Partners

Spring Budget Workshop

Measure J – Nov 2020 ballot measure

Public Hearing

E. Main Street Mini-Storage Conditional Use Permit

MAY 5 TH	REGULAR MEETING
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City Council Meeting Minutes of May 5, 2020 and May 19, 2020

Presentation: FY2020/21 Proposed Budget

Apprenticeship / Workforce Development Programs

Approve Interim Shelter Bid Package

Woodland Research & Tech Park – Specific Plan
Traffic Calming Update – Pilot Projects

Future Topics / Study Sessions:

June Adoption FY2020/21 Budget Draft Ballot Language – Meas. J Renewal Board and Commission Appointments June 2, 2020	July Presentation: City/Chamber Youth Works Program
August Council Recess 7/22 – 8/17	TBD Comprehensive Zoning Update (Fall) Flood Project Certification of Final EIR (Fall) Gang Task Force MOU



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: Special City Council Meeting
DATE: March 31, 2020
ITEM #: F.2
SUBJECT: Update on COVID-19 Response and Preparedness

Recommendation for Action: Staff recommends that the City Council receive an update and discuss the current status of the COVID-19 pandemic and the community's actions to prepare and respond to issues resulting from the emergency.



Ken Hiatt
Interim City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: Special City Council Meeting
DATE: March 31, 2020
ITEM #: F.3
SUBJECT: Urgency Ordinance - COVID-19 Eviction Moratorium on Commercial Property

Recommendation for Action: Staff recommends that the City Council adopt Urgency Ordinance No. _____, an Urgency Ordinance of the City Council of the City of Woodland Enacting a Temporary Moratorium on Evictions Due to Non-Payment of Rent for Commercial Tenants Where the Failure to Pay Rent Results from Business Income Loss Resulting From the Novel Coronavirus (COVID-19) and Setting Forth the Facts Constituting Such Urgency

Staff Contact

Ken Hiatt, Interim City Manager (530) 661-5802, ken.hiatt@cityofwoodland.org

Fiscal Impact

There is no fiscal impact to the general fund.

Background

The Woodland community is facing an unprecedented situation with the spread of the COVID-19 virus. Shelter in place orders have been instituted, first by Yolo County Health on March 18 and then by the Governor on March 19. Local businesses and residents are experiencing economic loss because of the situation.

City staff, recognizing the negative impact the current situation has on businesses and residents, have been working to consider options to provide temporary relief to businesses and/or households, to weather the short-term impacts and recover financially afterward.

On March 17, the City of Woodland passed a Resolution declaring a Local State of Emergency. This action allows the City to access Federal and State resources and be more responsive in our decision making process to respond to the rapidly evolving events.

Additionally, the declaration of emergency temporarily suspends the City's termination of water service to all commercial and residential properties for non-payment and places limitation on price increases on goods and services. At its March 17th Special Meeting, the City Council also adopted an Urgency Ordinance imposing a moratorium on evictions of residential tenants for failure to pay rent during the current state of emergency caused by the COVID-19 pandemic. As a result of the various orders imposed to mitigate the spread of COVID-19, many people in our community will see their incomes reduced or have to take time off work to care for their health or the health of family members. In the face of this uncertainty, people may need to make difficult financial decisions and may be unable to pay rent due to reduced income. The moratorium provides tenants, many of who are employed by local businesses that are unable to pay rent due to financial impacts related to COVID-19 relief from concern of eviction during this emergency period.

City water and wastewater systems are secure and public safety officials are well prepared and equipped to address additional challenges as they arise. The City has confirmed that our private service providers including waste collection and utilities are prepared to continue delivering service without interruption. PG&E has issued

a statement that power and gas will not be shut off due to lack of payment during this time.

Despite the closure of City Hall to the public in response to the Shelter in Place Order, many divisions within the City remain operational through telecommunication, including Planning and Building for those projects in or entering entitlement or plan review. An extended grace period for Business License renewal is in place; as well, the City is extending the effective term of most planning entitlements and building permits currently approved and those approved within the next three months, through July 1.

Additionally, at its March 17th Special Meeting, the City Council adopted an Urgency Ordinance imposing a moratorium on evictions of residential tenants for failure to pay rent during the current state of emergency caused by the COVID-19 pandemic. As a result of social distancing, many people in our community will see their incomes reduced or have to take time off work to care for their health or the health of family members. In the face of this uncertainty, people may need to make difficult financial decisions and may be unable to pay rent due to reduced income. During this emergency period, the moratorium provides tenants, many of which are employed by local businesses, relief from concern of eviction in the event they are unable to pay rent due to financial impacts related to COVID-19.

Discussion

On March 10, 2020, the Yolo County Board of Supervisors ratified a local and public health emergency in response to the increased spread of COVID-19, the disease caused by the novel coronavirus. On March 17, 2020, the City Council also proclaimed the existence of a local emergency. As of March 26, 2020, there are 13 confirmed cases and one death resulting from COVID-19 in Yolo County, and this number is expected to continue to grow as the virus spreads throughout the community.

In response to the global pandemic, experts are urging all individuals – even those who are not displaying symptoms – to practice social distancing, which refers to avoiding close contact with other individuals in order to avoid catching the virus and to avoid passing it on to others. In order to ensure compliance with these recommendations and in an effort to limit the spread of COVID-19 in Yolo County, on March 18, 2020 the Yolo County Department of Public Health issued an order directing individuals in Yolo County to shelter in their place of residence, and ordering all businesses, with the exception of certain “Essential Businesses” as described in the order, to close, except as needed to maintain minimum business operations. On March 19, 2020, the Governor of California issued a similar Executive Order which ordered all individuals living in the State to stay home except as needed to maintain continuity of operations for critical infrastructure sectors as defined by the Federal government.

While these measures are necessary to fight the global pandemic, they can have extreme economic impacts. As businesses are forced to close and individuals are remaining in their homes to prevent the spread of COVID-19, many businesses have little or no revenue to cover their overhead, including rent. This is especially challenging for small businesses, many of which do not have significant reserves built up to sustain themselves during an extended period when they are receiving little or revenue. If businesses are evicted due to failure to pay rent during this period, there could be significant commercial vacancies in the City, and many of the evicted businesses will not be able to recover when this crisis ends. The potential for commercial vacancies would not only have an immediate economic impact from the closure of business and loss of associated jobs, but will also extend the economic recovery from the COVID-19 pandemic. It would take considerable time to fill commercial vacancies resulting from evictions after the pandemic, during which time the community will not have the benefit of goods and services from the closed businesses, and the City will lose tax revenue for necessary public services. A moratorium on commercial evictions would temporarily relieve local businesses from economic pressure of making timely rent payments, and make it more likely that they can survive the

pandemic. There are also potential public health benefits from this measure, in that relieving commercial tenants from the threat of eviction will encourage compliance with the shelter in place orders. While compliance with the orders in the City has been good to date, as economic pressures mount for local businesses, they may feel pressure to open in violation of the orders, which could increase the risk of spread of COVID-19. This moratorium can temporarily reduce those pressures, and the incentive to violate the orders.

Like the residential moratorium, this urgency ordinance proposes a moratorium on evictions of commercial tenants for failure to pay rent during this emergency period, if the tenant demonstrates that the tenant is unable to pay rent due to financial impacts related to COVID-19. Under the proposed ordinance, a landlord knows of a tenant's inability to pay rent for the covered reasons if the tenant, within 30 days after the date that rent is due, notifies the landlord in writing of lost income and inability to pay full rent due to financial impacts related to COVID-19, and provides documentation to support the claim. Notification "in writing" includes email or text communications to a landlord or the landlord's representative with whom the tenant has previously corresponded by email or text. Any medical or financial information provided to the landlord shall be held in confidence, and only used for evaluating the tenant's claim.

For purposes of this ordinance "financial impacts related to COVID-19" include, but are not limited to, tenant lost business income as a result of any of the following: (1) being sick with COVID-19, or caring for a household or family member who is sick with COVID-19; (2) compliance with recommendations from a government health authority to cease or reduce tenant's business activities, including but not limited to the County and State Shelter In Place Orders; (3) extraordinary out-of-pocket medical expenses; or (4) reducing business activities due to child care needs arising from school closures related to COVID-19.

The ordinance does not relieve the commercial tenant from eventually paying the rent within six months after the expiration of the local emergency. The landlord may not charge a late fee on the rent. The ordinance is intended to be narrow, and no other legal remedies available to the landlord are affected by this ordinance.

If approved, the ordinance will go into effect immediately upon adoption and will remain in effect for sixty days, and authorizes the City Manager (Director of Emergency Services) to further extend the ordinance during the period of local emergency. In order to prevent inconsistencies in the law, the City Manager may also suspend the local ordinance if a similar federal or state law is adopted.

This urgency measure will provide protections to business that have had unforeseen financial impacts due to COVID-19 and the directives for residents to shelter in place. Displacement of commercial tenants through eviction will create a loss of economic opportunity for small business owners and jobs for City residents. It will extend the recovery from the COVID-19 pandemic, as it will take considerable time for new businesses to fill vacancies that could be created during this period. Further, City residents will lose the benefit of the goods and services provided by these business during the closure, and the City will lose the tax revenues these businesses generate, which are used to provide essential City services.

This situation is unprecedented, and circumstances are changing daily as infections continue to rise in the United States. At this point the length of time that the shelter in place orders will remain in place is unknown, but until they are lifted many businesses in the City will not be able to generate sufficient revenue to pay their rent. While we cannot predict the measures that will be needed to guide our local economy to recovery after the pandemic, this temporary measure can help to protect against businesses being forced to close before they have the opportunity to recover.

Conclusion:

Staff recommends that the City Council adopt Urgency Ordinance No. _____, an Urgency Ordinance of the City Council of the City of Woodland Enacting a Temporary Moratorium on Evictions Due to Non-Payment of Rent for Commercial Tenants Where the Failure to Pay Rent Results from Business Income Loss Resulting From the Novel Coronavirus (COVID-19) and Setting Forth the Facts Constituting Such Urgency

Prepared By: Kara Ueda, City Attorney

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
Interim City Manager

Attachments:

1. Urgency Ordinance COVID-19 Eviction Moratorium (Commercial)-c1

URGENCY ORDINANCE NO. _____

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF WOODLAND ENACTING A TEMPORARY
MORATORIUM ON EVICTIONS DUE TO NON-PAYMENT
OF RENT FOR COMMERCIAL TENANTS WHERE THE
FAILURE TO PAY RENT RESULTS FROM BUSINESS
INCOME LOSS RESULTING FROM THE NOVEL
CORONAVIRUS (COVID-19) AND SETTING FORTH THE
FACTS CONSTITUTING SUCH URGENCY**

WHEREAS, international, national, state, and local health and governmental authorities are responding to an outbreak of respiratory disease caused by a novel coronavirus named “SARS-CoV-2,” and the disease it causes has been named “coronavirus disease 2019,” abbreviated COVID-19, (“COVID-19”); and

WHEREAS, on March 4, 2020, the Governor of the State of California declared a state of emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for broader spread of COVID-19, and on March 10, 2020, the Yolo County Board of Supervisors ratified a local and public health emergency, and on March 13, 2020, the President of the United States declared a state of national emergency; and

WHEREAS, on March 17, 2020, the City Council proclaimed the existence of a local emergency; and

WHEREAS, on March 18, 2020, pursuant to the authority granted under Health and Safety Code sections 101040, 101085 and 120175, the Health Officer of Yolo County issued an order directing individuals to shelter in place of residence and restricting non-essential activities in response to the COVID-19 pandemic, which ordered all individuals living in Yolo County to shelter in their place of residence, and ordered all businesses, with the exception of “Essential Businesses,” as defined in the order, to cease all activities except for minimum basic operations (the “County Shelter In Place Order”); and

WHEREAS, on March 19, 2020, the Governor of the State of California issued Executive Order N-33-20, which ordered all individuals living in the State of California to stay home except as needed to maintain continuity of operations of federal critical infrastructure sectors (the “State Shelter In Place Order” and, together with the County Shelter In Place Order, the “Shelter In Place Orders”); and

WHEREAS, on March 16, 2020, the Governor of the State of California issued Executive Order N-28-20, which suspended any provision of state law that would preempt or otherwise restrict a local government’s exercise of its police power to impose substantive limitations on residential or commercial evictions on the basis of nonpayment of rent arising out of a substantial decrease in household or business income or substantial out-of-pocket medical expenses caused by the COVID-19 pandemic or by governmental response to COVID-19; and

WHEREAS, as a result of the Shelter In Place Orders, many businesses in the City have been forced to close entirely, and as a result are generating little or no revenue to pay ongoing expenses, and even many of those businesses deemed “Essential Businesses” are experiencing severe decreases in revenue as a result of the Shelter In Place Orders, as residents are only patronizing businesses for essential needs, and restaurants are limited to providing take-out and delivery orders; and

WHEREAS, the decreases in business income that result from the Shelter In Place Orders are especially challenging for small businesses, which are the predominant businesses in the City of Woodland, as they frequently do not have sufficient reserves built up to cover overhead for a significant period of time with little or no incoming revenue; and

WHEREAS, business closures resulting from evictions of commercial tenants during the current emergency would worsen the current economic crisis by creating financial instability for business owners and employees, reducing the available jobs for City residents once the Shelter In Place Orders are lifted, and creating a reduction in local revenue and services as new businesses are sought to fill the commercial vacancies; and

WHEREAS, such impacts would have a significant negative effect on public health, safety and welfare, as business closures would reduce the availability of local goods and services, would reduce jobs and economic opportunities for local residents, and would reduce local tax revenues used to provide essential services to the community; and

WHEREAS, providing a temporary moratorium on evictions for commercial tenants is additionally of benefit to the public health in that it will reduce one source of economic pressure, and businesses will be less likely to provide services in violation of the Shelter In Place Orders; and

WHEREAS, this Ordinance is temporary in nature and only intended to promote stability and fairness within the commercial rental market in the City during the COVID-19 pandemic outbreak, and to prevent avoidable business closures that could occur due to COVID-19 and the Shelter In Place Orders, thereby serving the public peace, health, safety, and public welfare; and

WHEREAS, the City Council desires to temporarily prohibit evictions due to non-payment of rent for commercial tenants where the failure to pay rent results from business income loss resulting from COVID-19 or the governmental response to COVID-19; and

WHEREAS, this Ordinance is adopted pursuant to the City's police powers and powers afforded to the City in time of national, state, county and local emergency during an unprecedented health pandemic, such powers being afforded by the State Constitution, State law and Chapter 13.52 of the Woodland Municipal Code to protect the peace, health, and safety of the public; and

WHEREAS, the City Council of the City of Woodland finds that this Ordinance is necessary for the preservation of the public peace, health, and safety of residents living within the City and finds such urgency to approve this ordinance immediately based on the facts described

herein, and detailed in the staff report. Under Government Code Section 8634, this ordinance is necessary to provide for the protection of life and property.

NOW, THEREFORE, the City Council of the City of Woodland does hereby ordain as follows:

Section 1. Temporary Moratorium on Evictions for Non-Payment of Rent by Commercial Tenants Impacted by the COVID-19 Crisis.

A. Notwithstanding anything to the contrary in the City of Woodland's Municipal Code, during the period of local emergency declared in response to COVID-19, no landlord shall endeavor to evict a commercial tenant for nonpayment of rent if the commercial tenant demonstrates that the tenant is unable to pay rent due to financial impacts related to COVID-19.

B. A landlord who knows that a commercial tenant cannot pay some or all of the rent temporarily for the reasons set forth above shall not serve a notice pursuant to Code of Civil Procedure section 1161(2), file or prosecute an unlawful detainer action based on a 3-day pay or quit notice, or otherwise seek to evict for nonpayment of rent. A landlord knows of a commercial tenant's inability to pay rent within the meaning of this Ordinance if the commercial tenant, within 30 days after the date that rent is due, notifies the landlord in writing of lost business income and inability to pay full rent due to financial impacts related to COVID-19, and provides documentation to support the claim. For purposes of this ordinance, "in writing" includes email or text communications to a landlord or the landlord's representative with whom the tenant has previously corresponded by email or text. Any medical or financial information provided to the landlord shall be held in confidence, and only used for evaluating the tenant's claim.

C. For purposes of this Ordinance "financial impacts related to COVID-19" include, but are not limited to, tenant lost business income as a result of any of the following: (1) being sick with COVID-19, or caring for a household or family member who is sick with COVID-19; (2) compliance with recommendations from a government health authority to cease or reduce tenant's business activities, including but not limited to the County and State Shelter In Place Orders; (3) extraordinary out-of-pocket medical expenses; or (4) reducing business activities due to child care needs arising from school closures related to COVID-19.

D. This Ordinance applies to non-payment eviction notices and unlawful detainer actions based on such notices, served or filed on or after the date on which a local emergency was proclaimed.

E. Violation of this Ordinance shall be punishable as set forth in Section 1.08.070 of the Woodland Municipal Code. In addition, this Ordinance grants a defense in the event that an unlawful detainer action is commenced in violation of this Ordinance.

F. Nothing in this Ordinance shall relieve the commercial tenant of liability for the unpaid rent, which the landlord may seek after expiration of the local emergency, and the commercial tenant must pay within six months of the expiration of the local emergency. A landlord may not charge or collect a late fee for rent that is delayed for the reasons stated in this Ordinance;

nor may a landlord seek rent that is delayed for the reasons stated in this Ordinance through the eviction process.

G. No other legal remedies available to landlord are affected by this Ordinance.

H. This Ordinance shall remain in effect for sixty days, unless extended, and the Director of Emergency Services may extend the Ordinance during the term of the local emergency. Notwithstanding and in order to prevent inconsistencies, the Director of Emergency Services may suspend the effectiveness of this Ordinance in the event that the President of the United States, Congress, Governor of the State of California or California State Legislature adopts an order or legislation that similarly prohibits evictions for failure to pay rent by individuals impacted by the COVID-19 crisis.

Section 2. Severability

If any section, subsection, sentence, clause, phrase or word of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such decision shall not affect the remaining provisions of this Ordinance.

Section 3. Environmental Review.

The City Council finds that adoption and implementation of this Ordinance is not a “project” for purposes of the California Environmental Quality Act (CEQA), as that term is defined by CEQA Guidelines (Guidelines) sections 15061(b)(3), and 15378(b)(5). The effect of the Ordinance will be to maintain the status quo. No new development will result from the proposed action. No impact to the physical environment will result. The City Council also alternatively finds that the adoption and implementation of this Ordinance is exempt from the provisions of CEQA as an administrative activity by the City of Woodland, in furtherance of its police power, that will not result in any direct or indirect physical change in the environment, per sections 15061(b)(3), and 15378(b)(5) of the CEQA Guidelines, as well as CEQA Guidelines section 15064(e) (economic regulations).

Section 4. Urgency Declaration; Effective Date

The City Council finds and declares that the adoption and implementation of this Ordinance is necessary for the immediate preservation and protection of the public peace, health and safety as detailed above as the City and public would suffer potentially irreversible displacement of commercial tenants resulting from evictions for failure to pay rent during the COVID-19 crisis. During this local emergency, and in the interest of protecting the public health and preventing transmission of COVID-19, it is essential to avoid unnecessary business displacement, to protect against unnecessary loss of jobs, economic opportunities, local goods and services and local revenues following the lifting of the Shelter In Place Orders, and to encourage compliance with State and local social distancing directives. Under Government Code Section 8634 and Woodland Chapter 13.52, this Ordinance is necessary to provide for the protection of life and property for the reasons set out herein. The Council therefore finds and determines that the immediate preservation of the public peace, health and safety, and protection of life and property, require that this

Ordinance be enacted as an urgency ordinance pursuant to Government Code section 36937 and take effect immediately upon adoption by four-fifths of the City Council.

Section 5. Certification

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published or posted in the manner required by law.

PASSED, APPROVED and ADOPTED by the City Council of the City of Woodland at a special meeting of the City Council held on the 31st day of March, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: Special City Council Meeting
DATE: March 31, 2020
ITEM #: F.4
SUBJECT: Extended Shelter Operation

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute an extension of the MOU with Yolo County and Fourth and Hope for operation of the Extended Shelter through October 31, 2020.

Staff Contact:

Dan Sokolow, Senior Planner – 530-661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact:

The City will incur an additional cost of approximately \$42,000 in order for the Extended Shelter to operate through the end of the fiscal year (April – June 2020 period). Existing FY2020 funding for the Homeless Pilot Project will cover this cost. As the City and Yolo County are sharing equally the cost to operate Extended Shelter, the County will reimburse the City for its cost share. Funding for Extended Shelter in FY2021 will be addressed through the budget process.

Background:

Operation of the Extended Shelter began on December 6, 2018 at the Old County Jail in order to accommodate individuals who had been evicted from a homeless encampment located in the adjacent County-owned parking lot. Through an initial memorandum of understanding (MOU) between the City, County, and Fourth and Hope, and subsequent extensions, the shelter has been operated by Fourth and Hope with the City and County sharing equally in operational costs. While it was intended to provide shelter for the 30 individuals evicted from the parking lot encampment while they received extensive services and prior to placement in permanent housing, it has also been used to shelter other homeless individuals. Overall utilization of the shelter since December 2018 is 22 persons/night and 24.1 persons/night during January 2020. For the original clients who were evicted from the parking lot, the overall utilization rate is 7.7/night and 4.2/night during January 2020. A total of 13 original clients have been housed.

Discussion:

Yolo County supports the extension and keeping Extended Shelter open until Fourth and Hope's shelter is relocated and expanded to a 100-bed capacity. While the attached resolution seeks an extension of the MOU through October 2020, it may be necessary to keep Extended Shelter open beyond October if the relocation of Fourth and Hope's shelter has not been completed. Staff anticipates providing the Council with an update on the shelter relocation in April.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute an extension of the MOU with Yolo County and Fourth and Hope for operation of the Extended Shelter through October 31, 2020.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Evis Morales, Financial Services Manager

Reviewed by: Christine Engel, CSD Director



Ken Hiatt
Interim City Manager

Attachments:

1. Extended Shelter Reso Mar 31, 2020

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CITY MANAGER TO EXECUTE AN MOU AMENDMENT WITH
YOLO COUNTY AND FOURTH AND HOPE TO CONTINUE THE EXTENDED SHELTER
OPERATION THROUGH OCTOBER 31, 2020**

WHEREAS, operation of the Extended Shelter at the Old County Jail is set to end after March 31, 2020 unless a memorandum of understanding extension is executed between the City, Yolo County, and Fourth and Hope to extend the shelter's operation;

WHEREAS, the cost to operate the Extended Shelter is approximately \$14,000/month and the costs are shared equally between the City and Yolo County;

WHEREAS, Yolo County has expressed its support to keep Extended Shelter open until Fourth and Hope's permanent shelter can be relocated to the East Beamer Site and expanded to 100 beds for single men and women;

NOW THEREFORE, BE IT RESOLVED, as follows:

The City Council does hereby authorize the City Manager to execute an extension of the MOU with Yolo County and Fourth and Hope for operation of the Extended Shelter through October 31, 2020.

PASSED AND ADOPTED this 31st day of March 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Richard Lansburgh, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney