



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

December 1, 2020
6:00 PM

CITY COUNCIL

PLEASE NOTE: The December 1, 2020 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Council members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. 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.

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Please click on link below to join the public comment portion of the meeting:
<https://zoom.us/j/99759026181>

Or Phone: US: +16699006833,,99759026181# or +13462487799,,99759026181#

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Meeting ID: 997 5902 6181

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

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. CONSENT CALENDAR

2. SUBJECT: City Council Meeting Minutes of November 10, 2020 and November 17, 2020

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Special City Council Meeting of November 10, 2020 and the Joint Regular City Council/Woodland Finance Authority Meeting of November 17, 2020.

3. SUBJECT: Appropriate Project Funding for WPCF Pond 11 Biosolids Drying and Removal, CIP 20-13

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) Approving the reallocation of \$25,000 of Sewer Enterprise Funds from WPCF Biosolids, CIP 10-11, to WPCF Pond 11 Biosolids Drying and Removal, CIP 20-13; and (2) Approving construction contingencies of up to \$120,000 (18.5% of the contract award amount of \$646,369) for a total contract amount of \$766,369.

4. SUBJECT: Resolution Approving a Finding of Satisfaction of the Provisions of the Affordable Housing Ordinance Chapter 15.16 and Authorizing an Agreement for Payment of Affordable Housing In-Lieu Fees for 310 Main Street, Multifamily Housing Project

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) adopt Resolution No. _____, approving a finding of satisfaction of the provisions of the affordable housing ordinance, Chapter 15.16 of the Woodland Municipal Code, and authorizing the City Manager to execute an agreement regarding payment of Affordable Housing In-Lieu Fees for a multi-family rental development at 310 West Main Street

5. SUBJECT: Amendment #1 to the Security Professional Service Agreement with Allied Universal Security Services for the Woodland Public Library

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the first amendment to the Security Professional Service Agreement with Allied Universal Security Services for the Woodland Public Library. The total contract amount shall be \$53,238.

6. SUBJECT: Approve Contract Amendment with BSK Associates for 2021 Water Quality Testing Services

RECOMMENDATION FOR ACTION: Staff requests that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the contract with BSK Associates for the 2021 Water Quality Testing Services, for an amount up to \$64,855 and authorize a contingency of up to 10% (\$6,486).

7. SUBJECT: SUBJECT: Approve Plans and Specifications, and Authorize Bid Advertisement for the 2021 Sewer and Water Repair and Replacement Project, CIP 20-14.

RECOMMENDATION FOR ACTION: Staff recommends that City Council adopt Resolution No. _____, approving the project plans and specifications, and authorizing bid advertisement for the 2021 Sewer and Water Repair and Replacement Project, CIP 20-14

8. SUBJECT: Sustainability Advisory Committee Minutes for October 2020

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive minutes for the October 2020 meeting of the Sustainability Advisory Committee.

G. PUBLIC HEARINGS

9. SUBJECT: PUBLIC HEARING - Landmark and Specimen Tree Nomination

RECOMMENDATION FOR ACTION: Staff recommends that the City Council conduct a Public Hearing and adopt Resolution No. _____, designating Five Trees as Local Landmark Trees and Five Trees as Specimen Trees located in Public Land.

H. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Meeting of the City of Woodland scheduled for Tuesday, December 1, 2020 was posted on Wednesday, November 25, 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: City Council Regular Meeting
DATE: December 1, 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 and title.

Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

DECEMBER 8TH

REORGANIZATION MEETING

Council Reorganization (Pending Certification of Election Results)

DECEMBER 15TH

REGULAR MEETING

City Council Meeting Calendar for 2021

Council District 3 – Filling of Vacancy Discussion

Council Committee/Liaison Appointments – Mosquito Vector – Animal Services

Adopt Conflict of Interest Code

Presentation on Police Chief's Advisory Board

Accept North Regional Pond & Pump Station Project as Complete, CIP #17-21

New Rental Assistance Program and Use of Woodland CDBG-CV3 Funds

Receive reports for Annual Audit and 5-year revision of Sewer System Management Plan

Accept Downtown Suites Project as Complete

Approve design contract with L&M for the 2022 Water and Sewer Replacement Project, CIP #21-0

Annual Waste Management rate adjustment

Accept Downtown Suites Project as Complete

Apprenticeship/Workforce Development Programs

Measure E Annual Report

Measure F Annual Report

Measure J Annual Report

AB1600 Annual Report

CITY HALL CLOSED – DEC 24, 2020 THRU JAN 3, 2021

JANUARY 5TH

REGULAR MEETING

JANUARY 19TH

REGULAR MEETING

Accept North Regional Pond & Pump Station Project as complete; CIP# 17-21

Certify EIR for Woodland Flood Risk Management Project, CIP #09-15

Future Topics / Study Sessions:

TBD City Council Retreat / 2021-22 Goals Investment Policy Workshop Comprehensive Zoning Update Waste Management Services Tree Ordinance Update	
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TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 1, 2020
ITEM #: F.2
SUBJECT: City Council Meeting Minutes of November 10, 2020 and November 17, 2020

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Special City Council Meeting of November 10, 2020 and the Joint Regular City Council/Woodland Finance Authority Meeting of November 17, 2020.

Staff Contact:

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

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. 11_10_20 DRAFT MINUTES
2. 11_17_20 DRAFT MINUTES

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Special Meeting Minutes

Tuesday, November 10, 2020

6:00 PM

City Council

CITY COUNCIL

PLEASE NOTE: The November 10, 2020 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

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Meeting ID: 997 5902 6181

SPECIAL CITY COUNCIL MEETING

6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:01 PM.

B. ROLL CALL

Present: Barajas, Lansburgh, Rodriguez and Stallard

Absent: Fernandez

C. PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Mayor Pro Tempore Stallard.

D. COMMUNICATIONS - PUBLIC COMMENT

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None

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.

Verbal updates provided by Council Members/Staff.

1. SUBJECT: Long Range Calendar

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

F. CONSENT CALENDAR

2. SUBJECT: City Council Meeting Minutes of October 6, 2020 and October 20, 2020

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of October 6, 2020 and October 20, 2020.

Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of October 6, 2020 and October 20, 2020.

3. SUBJECT: Parks & Recreation Commission Meeting Minutes for September 28, 2020

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the September 28, 2020 Parks & Recreation Commission Meeting Minutes.

Received the September 28, 2020 Parks & Recreation Commission Meeting Minutes.

4. SUBJECT: Sustainability Advisory Committee Meeting Minutes for August and September 2020

RECOMMENDATION FOR ACTION: Recommendation for Action: Staff recommends that the City Council receive minutes for the August and September 2020 meetings of the Sustainability Advisory Committee.

Received minutes for the August and September 2020 meetings of the Sustainability Advisory Committee.

5. SUBJECT: Recognize the Month of November as Native American Heritage Month

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation recognizing the month of November as Native American Heritage Month.

Adopted a Proclamation recognizing the month of November as Native American Heritage Month.

6. SUBJECT: Revised Quarterly Salary Schedule effective October 1, 2020

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the revised Quarterly Salary Schedule effective October 1, 2020.

Approved the revised Quarterly Salary Schedule effective October 1, 2020.

7. SUBJECT: Renaming of Camarena Field 2 to Buchignani Field

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the renaming of Camarena Field 2 to Buchignani Field.

Adopted RESOLUTION NO. 7591, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE RENAMING OF CAMARENA FIELD 2 TO BUCHIGNANI FIELD.

8. SUBJECT: Subrecipient Agreement with the Yolo Wayfarer Center (dba Fourth and Hope) Funded through the 2019 Continuum of Care Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a subrecipient agreement in substantially the same form presented to the City Council with the Yolo Wayfarer Center (dba Fourth and Hope) funded through the 2019 Continuum of Care program competition in the amount of \$28,472 and authorizes the Finance Officer to amend the budget as necessary.

Adopted RESOLUTION NO. 7592, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO EXECUTE A SUBRECIPIENT AGREEMENT WITH THE YOLO WAYFARER CENTER FOR 2019 CONTINUUMM OF CARE PROGRAM GRANT.

9. SUBJECT: CARES Act Subrecipient Agreement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council

approve Resolution No. _____, (1) Authorizing the City Manager to sign the CARES Act Subrecipient Agreement with Yolo County for homeless non-congregant sheltering and services, and (2) Appropriate \$500,000 to the Homeless Housing Fund (Fund 331).

Adopted RESOLUTION NO. 7593, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO SIGN THE CARES ACT SUBRECIPIENT AGREEMENT AND APPROVING THE APPROPRIATION OF ADDITIONAL FUNDS FOR THE EMERGENCY SHELTER PROJECT, CIP #20-12.

10. SUBJECT: Letter of support for Woodland Biomass Power

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve a letter in support of California Public Utilities Commission (CPUC) approval of an advice letter with Pacific Gas and Electric regarding Woodland Biomass Power (Woodland BP).

Approved a letter in support of California Public Utilities Commission (CPUC) approval of an advice letter with Pacific Gas and Electric regarding Woodland Biomass Power (Woodland BP).

On a motion by Mayor Pro Tem Stallard, seconded by Council Member Rodriguez and carried on a 4-0 roll call vote, Council Members approved Consent Calendar Items No. 2 through 10.

AYES: Barajas, Lansburgh, Rodriguez and Stallard

NOES: None

ABSTAIN: None

ABSENT: Fernandez

G. REPORTS OF THE CITY MANAGER

11. SUBJECT: Fiscal Year 2020/21 Quarterly Budget Update

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an informational report representing the FY2020/21 First Quarter Budget Update.

Received an informational update from Kim McKinney Finance Officer, related to the FY 2020/21 First Quarter Budget.

H. ADJOURN

Meeting adjourned at 6:46 PM in memory of Gloria Ackley and Bert Gericke.

Respectfully submitted,

Ana B. Gonzalez, City Clerk

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, November 17, 2020

6:00 PM

City Council

CITY COUNCIL - AMENDED AGENDA - REGULAR CALENDAR - ITEM NO. 12

PLEASE NOTE: The November 17, 2020 Woodland City Council will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Council members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. 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.

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Meeting ID: 997 5902 6181

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING
6:00 PM**

A. CALL TO ORDER

Meeting called to order at 06:01 PM.

B. ROLL CALL

**Council Members Present: Barajas, Lansburgh, Rodriguez and Stallard
Absent: Fernandez**

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Council Member Barajas.

D. COMMUNICATIONS - PUBLIC COMMENT

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None.

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.

Verbal updates provided by Council Members/Staff.

1. SUBJECT: Long Range Calendar

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

F. CONSENT CALENDAR

2. SUBJECT: Small Business Saturday, November 28, 2020

RECOMMENDATION FOR ACTION: Declare Saturday, November 28, 2020 as Small Business Saturday.

Declared Saturday, November 28, 2020 as Small Business Saturday.

This item was pulled from Consent Calendar to recognize Small Business Saturday during this very difficult year. RoseMarie Leonardi from Haven A Boutique said a few words regarding the upcoming Downtown Woodland's Shop Small Holiday Crawl, November 27-29, 2020.

3. SUBJECT: Fire Department Quarterly Status Report for the Period of July 2020 - September 2020

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for July 2020 through September 2020.

Accepted the Fire Department Quarterly Status Report for July 2020 through September 2020.

Mayor Lansburgh asked that Chief Eric Zane provide a breakdown of response times for Station 3 and how that compares to the other stations.

4. SUBJECT: Police Department quarterly status report for the period of July 2020 through September 2020

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Police Department quarterly status report for the period of July 2020 through September 2020.

Accepted the Police Department quarterly status report for the period of July 2020 through September 2020.

Mayor Lansburgh had a questions for Chief Derrek Kaff regarding the number of transient 290 registrants. There are a total number of 28 registered individuals and Mayor Lansburgh would like to know if these are individuals are from our community or clearly transitory and the cases from other jurisdictions.

5. SUBJECT: Quarterly Treasurer's Investment Report for the Quarter Ended September 30, 2020

RECOMMENDATION FOR ACTION:
Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended September 30, 2020.

Accepted the quarterly Treasurer's Investment Report for the quarter ended September 30, 2020.

6. SUBJECT: Side Letter of Agreement - Fire Mid-Management Unit Employees

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the Side Letter of Agreement with the Fire Mid-Management Unit Employees.

Approved the Side Letter of Agreement with the Fire Mid-Management Unit Employees.

7. SUBJECT: Amendment to the Professional Services Agreement with AECOM

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment #3 to the consultant services agreement with AECOM for an additional amount not to exceed \$15,000, for the Environment Impact Report (EIR) for the Woodland Research and Technology Park Specific Plan Project and authorize the City Manager to execute the agreement and amendments, as necessary, up to 20% of the agreement amount.

Adopted RESOLUTION NO. 7594, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE THIRD AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH AECOM FOR THE ENVIRONMENTAL IMPACT REPORT AND RELATED SUPPORT WORK FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT.

8. SUBJECT: 2020 Sewer & Water Repair & Replacement Project, CIP #20-07

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the reallocation of \$755,000 of Sewer Enterprise Funds from Large Diameter Wastewater Pipeline Repairs, Replacement and Lining, CIP 14-15, to 2020 Sewer & Water Repair & Replacement Project, CIP 20-07; and approving construction contingencies of up to \$1,160,000 (26.6% of the contract award amount of \$4,359,548) for a total contract amount of \$5,519,548.

Adopted RESOLUTION NO. 7595, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO REALLOCATE FUNDING AND INCREASE PROJECT CONTINGENCY FOR CIP 20-07, THE 2020 SEWER & WATER REPAIR & REPLACEMENT PROJECT.

9. SUBJECT: MOU with Woodland Joint Unified School District related to Preparation of Youth Master Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council authorize the City Manager to execute a Memorandum of Understanding with Woodland Joint Unified School District related to the preparation of a Woodland Youth Master Plan.

Adopted RESOLUTION NO. 7596, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH WOODLAND JOINT UNIFIED SCHOOL DISTRICT RELATED TO THE PREPARAION OF A YOUTH MASTER PLAN.

10. SUBJECT: Purchase Agreement with All Star Fire Equipment for SCBAs and Related Equipment

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a purchase agreement with All Star Fire Equipment, with a total to not exceed amount of \$969,446.88 for the purchase of SBCAs and related equipment.

Adopted RESOLUTION NO. 7597, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AWARING THE PURCHASE CONTRACT FOR SELF-CONTAINED BREATHING APPARATUS EQUIPMENT TO ALL STAR FIRE EQUIPMENT.

11. SUBJECT: License Agreement for the construction of softball fields and Use Agreement for Softball Fields at Woodland Sports Park

RECOMMENDATION FOR ACTION: Staff recommends that the Council authorize the City Manager to execute 1) a license agreement for the construction of softball fields at such time that the existing lease for the location of the softball fields is amended to remove that property from the lease and 2) a use agreement for the use of softball fields, between the City and the Woodland Recreation Foundation at the Woodland Sports Park.

ADOPTED RESOLUTION NO. 7598, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO EXECUTE A LICENSE AGREEMENT AND A USE AGREEMENT WITH WOODLAND RECREATION FOUNDATION FOR FASTPITCH SOFTBALL FIELDS AT WOODLAND SPORTS PARK.

Council Member Rodriguez asked that this item be pulled and that a Council presentation be given for the public. After presentation and discussion of this item, Council Member Rodriguez indicated she would be abstaining from this item.

On a motion by Mayor Pro Tem Stallard, seconded by Council Member Fernandez and carried on a unanimous 5-0 roll call vote, Council Members approved Consent Calendar Items No. 2 through 10.

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES: None

Council Member Rodriguez abstained from Item No. 11. This item carried on a 4-0 roll call vote.

AYES: Barajas, Fernandez, Lansburgh and Stallard
NOES: None
ABSTAIN: Rodriguez

G. REPORTS OF THE CITY MANAGER

12. SUBJECT: CARES Act Subrecipient Agreement and COVID-19 Small Businesses Support Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, (1) Authorizing the City Manager to sign the CARES Act Subrecipient Agreement with Yolo County for small business assistance, (2) Appropriate \$235,707 to the General Fund, and (3) Authorize the City Manager to establish a grant program to assist small business impacted by COVID-19 and distribute the \$235,707 to qualifying Woodland businesses under the program.

Mayor Pro Tem Stallard recused himself from this item.

On a motion by Council Member Barajas, seconded by Council Member Rodriguez and carried on a 4-0 roll call vote, Council Members adopted RESOLUTION NO. 7599, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO SIGN THE CARES ACT SUBRECIPIENT AGREEMENT, APPROVING THE APPROPRIATION OF CARES ACT FUNDS AND AUTHORIZING THE CITY MANAGER TO ESTABLISH A SMALL BUSINESS ASSISTANCE GRANT PROGRAM.

AYES: Barajas, Fernandez, Lansburgh and Rodriguez

NOES: None

ABSTAIN: Stallard

13. SUBJECT: Woodland Research and Technology Park Draft Specific Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation on the Public Review Draft of the Woodland Research and Technology Park Specific Plan and an outline of the public review process over the coming 4-6 months including planned community and stakeholder engagement approach.

H. ADJOURN

Meeting adjourned at 8:19 PM in memory of Geraldine Harris.

Respectfully submitted,

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA: City Council Regular Meeting

DATE: December 1, 2020

ITEM #: F.3

SUBJECT: Appropriate Project Funding for WPCF Pond 11 Biosolids Drying and Removal, CIP 20-13

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, (1) Approving the reallocation of \$25,000 of Sewer Enterprise Funds from WPCF Biosolids, CIP 10-11, to WPCF Pond 11 Biosolids Drying and Removal, CIP 20-13; and (2) Approving construction contingencies of up to \$120,000 (18.5% of the contract award amount of \$646,369) for a total contract amount of \$766,369.

Staff Contact:

Tim Busch, Principal Utilities Engineer, (530) 661-5963, tim.busch@cityofwoodland.org

Fiscal Impact:

The WPCF Pond 11 Biosolids Drying and Removal Project, CIP #20-13, is fully funded in the approved Capital Improvement Program Budget. On April 7, 2020, the City Council approved the total project budget of \$765,000 to cover the construction contract with Ramcon, Inc. in an amount of \$646,369, and includes authorization of up to 15% construction contract contingency (\$96,956), construction inspection, other project expenses and staff time. Due to an increase in landfill tipping fees and unforeseen conditions, construction is expected to cost more than originally estimated and the construction contingency requires an additional \$25,000 in order to cover the increased construction costs with a total construction contingency of up to \$120,000.

There is no impact to the General Fund.

Background:

The City's Water Treatment Control Facility (WPCF) generates biosolids as a result of the wastewater treatment process. The WPCF utilizes a series of ponds to accumulate and stabilize the biosolids over time. Over the past few decades, a significant quantity of biosolids have accumulated. Staff had not maintained records as to the volume of biosolids deposited in the ponds.

A 15% contingency was included at project award, though the previous two biosolids projects (Pond 7 and Pond 8) were awarded with 25% contingencies. Higher than normal contingencies are often needed for biosolid drying and removal projects due to the nature of the projects and difficulty in estimating the total quantity of dry material. Whereas water and sewer replacement projects can have pipe quantities estimated with a relatively high degree of confidence, for example, final hauled biosolids – paid by dry tonnage of biosolids – are much more difficult to assess prior to project conclusion.

Pond 11 was loaded with biosolids several years ago. There was no documentation for the solids quantity or duration of time that biosolids accrued in the pond. The volume is difficult to assess prior to project commencement because capping water is used to cover the biosolids for odor control. Even if the volume is understood, the weight is still difficult to ascertain since the calculation is very dependent on the average moisture content. The average moisture content cannot be accurately determined because the pond is 11 acres and not evenly mixed. The pond bottom is not flat so the average depth is not known prior to bidding the project.

The project specifications require the contractor to dry the material to at least 50% dry weight prior to hauling. The City pays the contractor on a dry weight basis to encourage the contractor to dry the material more thoroughly and reduce project costs through reduced hauling and tipping fees. As of November 1st, over 7,500 “dry” tons of biosolids were hauled to the Yolo County Central Landfill.

A portion of Pond 11 biosolids were not hauled to the landfill in 2020 because the latest moisture test showed this pile was only 46.9% dry weight, not dry enough for the Yolo County Landfill to accept. The remaining biosolids were weatherized by stacking them in windrows that will minimize absorption of precipitation, allowing standing water to runoff and be pumped out of the pond if needed. The remaining weight is estimated to be approximately 5,000 dry tons and will remain in the pond for removal next year.

Discussion:

Thus far, a \$33,000 change order has already been issued due to an increase in tipping fees cost at the Yolo County Landfill. At the time of bidding, it was known that the landfill would be increasing tipping fees on July 1, 2020, but the exact amount was not known. A second change order is being issued for the additional drying time and materials and was the catalyst for this request for additional contingency. The additional cost of drying is well documented at \$85,000. There are two reasons for the change order for additional drying time: the smoky conditions from the California fires, which inhibiting drying from mid-August through late-September, and the greater-than-expected thickness of biosolids due to the actual quantity exceeding the bid quantity, which requires additional effort to dry the material. The change order cost does not include the drying cost for the portion of biosolids already dried and hauled. The contract will be extended another year, allowing the contractor to dry and remove the remaining biosolids in 2021. The approach is consistent with recommendations from city staff consultation with the City’s Attorney’s office.

The final quantity of dried/hauled biosolids is expected to be over 12,500 dry tons, exceeding the bid quantity by more than 25%. The project specifications allow the contractor to negotiate additional compensation if a bid item exceeds the bid quantity by more than 25%. A resolution will be presented to Council and a change order will be issued in fall 2021 to cover the drying/hauling of the additional quantity, once the final quantity is determined.

See below for a breakdown of the project costs:

Original Construction Contract	\$646,369
Change Order 1 – tipping fees	\$33,000
Change Order 2 – additional drying costs	\$84,871
Total Construction Cost	\$764,240
Project/Construction Management	\$25,760
Total Project Costs	\$790,000
Original Project Budget	\$765,000
Additional Budget Required (rounded)	\$25,000

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, (1) Approving the reallocation of \$25,000 of Sewer Enterprise Funds from WPCF Biosolids, CIP 10-11, to WPCF Pond 11 Biosolids Drying and Removal, CIP 20-13; and (2) Approving construction contingencies of up to \$120,000 (18.5% of the contract award amount of \$646,369) for a total contract amount of \$766,369.

Prepared by: Tim Busch, Principal Utilities Civil Engineer

Reviewed by: Brent Meyer, Acting Community Development Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. reso biosolids additional funds 120120

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO
APPROPRIATE PROJECT FUNDING FOR THE WPCF POND 11 BIOSOLIDS DRYING AND
REMOVAL PROJECT, CIP 20-13.**

WHEREAS, the City Council approved the plans and specifications for the WPCF Pond 11 Biosolids Drying and Removal, CIP 20-13 (the “Project”) and authorized advertisement for bids on April 7, 2020; and the City of Woodland advertised for bids on April 13, 2020; and

WHEREAS, the City Council, on June 2, 2020, approved the construction contract with Ramcon Engineering and Environmental Contracting, Inc. in the amount of \$646,369 and approved a 15% construction contingency in the amount of \$96,956; and

WHEREAS, the construction of the Project began on June 29, 2020; and

WHEREAS, the City Council, on June 2, 2020, approved the reallocation of \$765,000 of Sewer Enterprise Funds from WPCF Biosolids, CIP 10-11, to WPCF Pond 11 Biosolids Drying and Removal Project, CIP 20-13; and

WHEREAS, contract change order 1 has already been approved for \$33,000 as a consequence of the Yolo County Central Landfill increasing its tipping fees; and

WHEREAS, smoke from the California fires filled the basin and hindered drying rates from mid-August through late-September; and

WHEREAS, the Yolo County Central Landfill requires biosolids to be 50% dry weight minimum for acceptance and refused to accept the portion of remaining biosolids, which were below 50% dry weight as of November 1st; and

WHEREAS, the actual quantity of biosolids is expected to exceed the bid quantity by more than 25% upon completion of the project and the additional quantity resulted in a greater than anticipated thickness of biosolids which further hampered the drying process; and

WHEREAS, City Council wishes to reallocate \$25,000 of Sewer Enterprise Funds from WPCF Biosolids CIP 10-11, to WPCF Pond 11 Biosolids Drying and Removal Project, CIP 20-13.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the reallocation of \$25,000 of Sewer Enterprise Funds from WPCF Biosolids, CIP 10-11, to WPCF Pond 11 Biosolids Drying and Removal Project, CIP 20-13.

Section 2. The City Council hereby approves additional construction contingencies of up to \$120,000 for a total contract amount of \$766,369.

PASSED AND ADOPTED this 1st day of December 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Richard Lansburgh, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 1, 2020
ITEM #: F.4
SUBJECT: Resolution Approving a Finding of Satisfaction of the Provisions of the Affordable Housing Ordinance Chapter 15.16 and Authorizing an Agreement for Payment of Affordable Housing In-Lieu Fees for 310 Main Street, Multifamily Housing Project

Recommendation for Action: Staff recommends that the City Council 1) adopt Resolution No._____, approving a finding of satisfaction of the provisions of the affordable housing ordinance, Chapter 15.16 of the Woodland Municipal Code, and authorizing the City Manager to execute an agreement regarding payment of Affordable Housing In-Lieu Fees for a multi-family rental development at 310 West Main Street

Staff Contact:

Cindy Norris, Principal Planner (530) 661-5911, cindy.norris@cityofwoodland.org

Fiscal Impact:

There is no fiscal impact to the general fund

Background:

The affordable housing ordinance (inclusionary housing ordinance) was amended in 2018 to help stimulate the construction of new housing units. Amendments also clarified the payment of in-lieu fees as the preferred approach for satisfying the inclusionary requirements for single-family for-sale units as opposed to construction of new units. On May 21, 2019, Council approved Resolution No 7282, approving a finding of consistency with the Woodland Municipal Code for a proposed project at 310 West Main Street to provide 17.5 percent of its units for low income households consistent with the new ordinance.

In February of 2020 the Council requested an update from staff in order to evaluate the progress of infill housing development since adoption of amendments to the Affordable Housing Ordinance Chapter 15.16 in 2018. In spite of a strong housing market, the City had not yet received a new market rate multifamily rental project application. At the meeting an interested party for 310 West Main Street project spoke to Council to explain how the requirement to construct the multifamily inclusionary affordable units was preventing their obtaining financing. Staff was directed to prepare further amendments to the Affordable Housing Ordinance Chapter 15.16 to allow the payment of in-lieu fees for multifamily rental projects.

On March 17, 2020, with the first reading of the Affordable Housing Ordinance amendments, the City Council directed staff to prepare an agreement for payment of affordable housing in-lieu fees equivalent to \$3.00 per square foot for the proposed future project at 310 West Main Street.

On April 7, 2020 the City Council approved final amendments to the City's Affordable Housing Ordinance including reducing the number of affordable units for some projects and allowing payment of in-lieu fees for multifamily development. In addition, the City updated the Interim Zoning Ordinance on April 7, 2020 to include objective zoning design standards for multi-family housing development.

On August 7, 2020 the applicant, YKI Investments, LLC., submitted a Design and Site Plan Review application

(PLNG 20-00035) for 168 multi-family rental units at 310 West Main Street.

Discussion:

Affordable Housing In-Lieu Fees

The City has collected \$3,972,990 in affordable housing in-lieu fees and land valuation from subdivisions completed or under construction in Spring Lake in Fund 327. In lieu fees are payable incrementally at the time of building permit issuance for each unit.

For sites that have approved tentative subdivision maps and Development Agreements, but no builders, it is anticipated that potential future in-lieu fees of approximately \$3,599,816 will be generated.

The Parkside 3 small-lot single-family project approved by City Council on September 1, 2020 resulted in an in-lieu payment of \$582,000, paid in a lump sum within 45 days of the second reading of the development agreement ordinance. The multifamily in lieu fees generated by 310 West Main Street will total \$469,413.

In-lieu fee revenues (Fund 327) are being used to support the construction of the 100-bed homeless shelter at East Beamer Way and will be used to support the construction of the 61-unit permanent supportive housing development at East Beamer Way as well.

Fund 327 Revenues Received

Affordable Housing In-lieu Fees - FY17-FY21

Fiscal Year	Amount
FY17	60,800
FY18	147,040
FY19	1,090,189
FY20	1,024,910
FY21	750,050*
Oyang Land Dedication Value	900,000
TOTAL	3,972,990

*Includes lump sum payment of \$582,000 from Lennar for Parkside 3

Future Fund 327 Revenues from Projects

Affordable In-Lieu Fees

Project	Amount
Prudler	1,098,200
Pioneer Village	1,475,312
Merrit Ranch	1,026,304
310 Main Street	469,413
TOTAL	4,069,229

Units Assisted

The number of potential low-income affordable single-family units replaced by in-lieu fees is 181 units. To date, the number of potential low, very-low, and extremely low housing units that have been developed as a

result of in-lieu fee or land dedication assistance is 212, and may be 246 if the senior affordable project in Spring Lake proposes a density bonus. An additional 161 units will be assisted at the East Beamer Way project for a total of 407 units.

With the availability of City affordable housing funds, developers are able to leverage the financial support with significant outside funding sources. In addition, the City has been able to leverage grant funds for the East Beamer Way project. Having access to locally-generated affordable housing in-lieu fees provides the City with the flexibility to program the funds for affordable housing initiatives without the regulatory framework that accompanies federal and state grants and loans. Revenues from in-lieu fees have been combined with Spring Lake Affordable Housing Off-Site Fees. To date, the use of in-lieu fees has been focused on projects that will result in new affordable multi-family housing units that serve populations at greatest risk for homelessness.

Staff's goal is to work on developing a standard in-lieu fee that would be adopted per a fee schedule.

Previously, in-lieu fees for single family development have been negotiated, based on gap financing analysis.

In consideration of the proposed multifamily project at 310 Main Street, staff conducted a fee calculation that compared the cost per average single family unit to average multifamily unit in order to develop a possible multifamily in lieu fee. The fee was recommended to be applied on a square-foot basis, which may incentivize a larger number of smaller units. As accepted by the City Council on March 17, 2020 the multifamily fee was authorized at \$3 per square foot.

The 168 unit complex at 310 West Main Street proposes a total residential square footage of 156,471, resulting in a \$2,794 per unit cost, or \$469,413. Attached to the Resolution of Satisfaction is the draft Agreement Regarding Payment of Affordable Housing In-Lieu Fees for the project which allow the payment of fees in the amount of \$3.00 per square foot of living space with issuance of building permits for a term of 24 months from the effective date of the agreement.

Conclusion:

Staff recommends that the City Council 1) adopt Resolution No._____, approving a finding of satisfaction of the provisions of the affordable housing ordinance, Chapter 15.16 of the Woodland Municipal Code, and authorizing the City Manager to execute an agreement regarding payment of Affordable Housing In-Lieu Fees for a multi-family rental development at 310 West Main Street

Prepared By: Cindy Norris, Principal Planner

Reviewed By: Brent Meyer, Acting Community Development Director / City Engineer



Ken Hiatt
City Manager

Attachments:

1. Resolution of Satisfaction with Affordable Housing Ordinance Dec 1 2020
2. Att A: Agreement Regarding Payment of In-Lieu Affordable Housing Fees.310 Main St.12.1.2020

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, APPROVING A FINDING OF SATISFACTION OF THE PROVISIONS OF THE AFFORDABLE HOUSING ORDINANCE, CHAPTER 15.16 OF THE WOODLAND MUNICIPAL CODE AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT REGARDING PAYMENT OF AFFORDABLE HOUSING IN-LIEU FEES, FOR A MULTIFAMILY RENTAL DEVELOPMENT PROPOSED AT 310 WEST MAIN STREET

WHEREAS, development of 310 West Main Street, a 5.78 acre site designated in the City's General Plan as Corridor Mixed use, is being considered for multi-family rental project of 168 units (the "Project"); and

WHEREAS, the Project is located in the Corridor Mixed Use West Main Street Zoning District in which multi-family development from 20 to 40 dwelling units per acre is a ministerial by right, permitted use, subject to the high density objective design standards and the Affordable Housing Ordinance, Chapter 15.16 of the Woodland Municipal Code; and

WHEREAS, the Project is subject to Section 15.16.050(C)(3), in which multifamily rental projects of 81 or more units shall have 10 percent of the units affordable to low income households, which is the equivalent of 17 units; and

WHEREAS, as provided in Section 15.16.200(C), the developer may pay in-lieu fees because they have demonstrated that it is not feasible to develop the affordable dwelling units on-site due to financing limitations, and in the judgement of the Community Development Director the payment of in-lieu fees in the manner specified would accomplish the objectives of the Affordable Housing Ordinance Chapter 15.16; and

WHEREAS, the City Council has not adopted a fee schedule for in-lieu fees and, pursuant to WMC Section 15.16.200 (C)(2), if a fee schedule has not been adopted, the City Council may allow payment of in-lieu fees upon review of the project's affordable housing plan and as memorialized in a documented agreement; and

WHEREAS, under the proposed agreement, attached hereto as Exhibit "A" (the "Agreement"), the developer will pay in-lieu fees in the amount of \$3.00 per square feet of living space, as defined in the Agreement, based on a projected residential amount of 156,471 square feet, resulting in a projected fee payment of \$469,413 prior to the issuance of any building permits for the Project; and

WHEREAS, as a ministerial action, the project is exempt from review under the California Environmental Quality Act (CEQA) and the determination of consistency with the Affordable Housing Ordinance is categorically exempt from the California Environmental Quality Act (CEQA) as a General Rule Exemption under Section 15061(b)(3);

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL DOES
HEREBY RESOLVED AND FIND AS FOLLOWS:**

Section 1. Recitals. The Recitals above are true and correct and are incorporated herein by this reference.

Section 2. Finding of Satisfaction. Section 15.16.200 (D) of the City of Woodland Municipal Code provides that a project developer may propose a different combination of requirements to satisfy its affordable housing requirements so long as the City Council finds that the proposal provides substantially the same or greater levels of affordability and amount of affordable housing as is required by the City's affordable housing ordinance. The City Council does hereby find that for the proposed multifamily rental development at 310 West Main Street, the provision of an affordable housing in-lieu fee of \$3.00 per square foot of living space payable prior to the issuance of any building permits for the Project would be equivalent to the applicable requirements under the affordable housing ordinance and therefore satisfies the requirements of Chapter 15.16 of the Woodland Municipal Code.

Section 3. Authorization to Execute Agreement. The City Manager or his or her designee is hereby authorized to execute an agreement in substantially the same form as the proposed Agreement, in accordance with Section 15.16.200(C)(2).

Section 4. Notice of Exemption. The City Council hereby affirms a General Rule Exemption under Section 15061(b)(3) of the California Environmental Quality Act Guidelines and directs staff to file a Notice of Exemption within five (5) days following the approval of this Resolution.

Section 5. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption

PASSED AND ADOPTED by the City Council this 1st day of December, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney

EXHIBIT “A”

Proposed Agreement

[Attached]

AGREEMENT REGARDING PAYMENT OF AFFORDABLE HOUSING IN-LIEU FEES

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Woodland
300 First Street
Woodland, CA 95695
ATTN: City Manager

(Exempt from Filing Fees – Government Code § 6103)

SPACE ABOVE THIS LINE FOR RECORDER’S USE

AGREEMENT REGARDING PAYMENT OF AFFORDABLE HOUSING IN-LIEU FEES

by and between

YKI Investments, LLC

and

CITY OF WOODLAND

AGREEMENT REGARDING PAYMENT OF AFFORDABLE HOUSING IN-LIEU FEES

This Agreement Regarding Payment of Affordable Housing In-Lieu Fees (this “Agreement”) is made and entered into as of December 1, 2020 (the “Effective Date”), by and between YKI Investments LLC (the “Developer”), and the City of Woodland (the “City” and, collectively with Developer, the “Parties”), with reference to the following recitals of fact:

RECITALS

WHEREAS, Developer is the owner of certain property located at 310 West Main Street, Woodland, California 95695, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, upon which Developer desires to develop a proposed multi-family rental project of 168 units (the “Project”); and

WHEREAS, the Project is located in the Corridor Mixed Use West Main Street Zoning District in which multi-family development from 20 to 40 dwelling units per acre is a ministerial by right, permitted use, subject to the high density objective design standards and the Affordable Housing Ordinance, Chapter 15.16 of the Woodland Municipal Code (“WMC”); and

WHEREAS, the Project is subject to Section 15.16.050(C)(3), in which multifamily rental projects of 81 or more units shall have 10 percent of the units affordable to low income households, which is the equivalent of 17 units; and

WHEREAS, pursuant to WMC Section 15.16.200(C), the Developer may pay in-lieu fees because they have demonstrated that it is not feasible to develop the affordable dwelling units on-site due to financing limitations, and in the judgment of the Community Development Director the payment of in-lieu fees in the manner specified would accomplish the objectives of the Affordable Housing Ordinance Chapter 15.16; and

WHEREAS, the City Council has not adopted a fee schedule for in-lieu fees and, pursuant to WMC Section 15.16.200 (C)(2), if a fee schedule has not been adopted, the City Council may allow payment of in-lieu fees upon review of the project’s affordable housing plan and as memorialized in a documented agreement; and

WHEREAS, the Parties now desire to enter into this Agreement to set forth the amount of affordable housing in-lieu fees that the Developer must pay to satisfy WMC Section 15.16.200(C) and to set other terms and conditions for the Developer’s payment of such fees.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. Payment of In-Lieu Fees for Project. Developer shall pay affordable housing in-lieu fees in the amount of three dollars (\$3.00) per square feet of Living Space (the “In-Lieu Fees”). For purposes of this Agreement, “Living Space” shall mean such space within the interior of the dwelling units included in the project.

2. Timing of Payment. In accordance with WMC Section 15.16.200(C)(3), Developer shall pay the required In-Lieu Fees prior to the issuance of any building permits for the Project. Developer agrees and understands that no building permit or certificate of occupancy will be issued by the City until the Developer presents acceptable proof of payment of the required In-Lieu Fees to the City.

3. Term. This Agreement shall be effective for a period of twenty-four (24) months from the Effective Date of this Agreement. Developer agrees and understands that, if Developer has not pulled building permits by the expiration of this Agreement, then Developer shall be subject to the affordable housing requirements in effect at such time notwithstanding any provision of this Agreement.

4. Recordation. Developer agrees and understands that this Agreement shall be recorded against the Property.

5. Successors and Assigns. The terms of this Agreement shall bind and benefit the heirs, legal representatives, successors and assigns of the Parties.

6. Severability. Each term or provision of this Agreement is intended to be severable and shall continue in full force and effect although other provisions herein may be determined to be invalid or void for any reason.

7. Entire Agreement; Modification. This Agreement supersedes any prior negotiations, discussions or communications between the Parties and constitutes the entire agreement between the Parties with respect to the matters set forth herein. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by the Parties.

8. Governing Law. This Agreement and the rights and obligations of the parties hereto shall be interpreted, construed, and enforced in accordance with the internal laws of the State of California.

9. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute an original instrument, but all of which shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement Regarding Payment of Affordable Housing In-Lieu Fees as of the date and year first above written.

DEVELOPER:

YKI Investments LLC

By: _____
Its: _____

Attest:

By: _____
Its: _____

CITY:

CITY OF WOODLAND

By: _____
Ken Hiatt, City Manager

Attest:

By: _____
Ana B. Gonzalez, City Clerk

Approved as to Form:

By: _____
Ethan Walsh, City Attorney

EXHIBIT A
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Yolo, City of Woodland, described as follows:

The East half of the Southwest quarter of the Southwest quarter of Section 30, Township 10 North, Range 2 East, M.D.B. & M., excepting therefrom the following:

(A) all that portion conveyed to the City of Woodland by deed dated November 22, 1966, recorded November 23, 1966 in Book 842, Page 336, Yolo County Records.

(B) beginning at a point on the East line of the West half of said Southwest quarter of Section 30 distant South 00°13'12" West 653.98 feet from a 1.5 inch pipe monument which marks the Southwest corner of land owned by the County of Yolo, as shown on record of survey filed in Book 9 of Maps and Surveys, Page 41, Yolo County Records; thence from said point of beginning North 89°35'22" West 130.00 feet; thence parallel to said West line of the West half of the Southwest quarter of Section 30, North 00°13'12" East 163.00 feet more or less, to a point on the North line of said Southwest quarter of the Southwest quarter of Section 30; thence Easterly along said North line 130.00 feet to the East line of said West half of the Southwest quarter of said Section 30; thence along said East line South 00°13'12" West, 163.00 feet more or less, to the point of beginning.

(C) Parcel A, Parcel Map No. 2799, filed June 7, 1978 in Book 4 of Parcel Maps, Page 27, Yolo County Records.

(D) Parcels 1, 2 and 3, Parcel Map No. 3298, filed October 23, 1984 in Book 7 of Parcel Maps, Page 57, Yolo County Records.

(E) That certain parcel of land conveyed to the City of Woodland recorded May 10, 1990, in Book 2120 Page 512, Series No. 11076, Yolo County Official Records.

APN: 064-170-049-000



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 1, 2020
ITEM #: F.5
SUBJECT: Amendment #1 to the Security Professional Service Agreement with Allied Universal Security Services for the Woodland Public Library

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the first amendment to the Security Professional Service Agreement with Allied Universal Security Services for the Woodland Public Library. The total contract amount shall be \$53,238.

Staff Contact

Greta Galindo, Library Services Director, 530-661-5984, greta.galindo@cityofwoodland.org

Fiscal Impact

The initial term of the Security Professional Services Agreement with Allied Universal was \$45,188 for FY17/18. Per the terms of the contract, in the event that Allied Universal experiences an increase to its costs resulting from any change, whether or not anticipated, with federal, state, or local, - taxes, withholding requirements, minimum wage requirements or benefit requirements; Allied Universal will provide a notice of change to the billing rates. The contract increase reflects changes in the billing rates due to the adjustments of minimum wage and benefit costs since the initial term of the contract. With this first amendment to the contract, security services for the Library would increase by \$8,050 bringing the total annual contract amount to \$53,238. The approved Library budget will accommodate this funding increase and no additional appropriations are needed.

Background

The Library entered into a Professional Services Agreement for Security at the Woodland Public Library with Allied Universal Security Services on November 1, 2017. The agreement is for a period of three (3) years which would automatically continue thereafter on a month to month basis until terminated by either party.

Discussion

Allied Security Services provides a necessary service to the community to ensure the safety of City assets and community members who are using the Library facility and services. The services have been reviewed and vetted by City staff at the Library and found to be of high quality, and the company to be both responsive and responsible.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the first amendment to the Security Professional Service Agreement with Allied Universal Security Services for the Woodland Public Library. The total contract amount shall be \$53,238.

Prepared by: Greta Galindo, Library Services Director

Reviewed by: Evis Morales, Financial Services Manager



Ken Hiatt
City Manager

Attachments:

1. Resolution For First Amendment to Security Services Contract

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT TO
THE FY2020/21 SECURITY PROFESSIONAL SERVICE AGREEMENT WITH
ALLIED UNIVERSAL SECURITY SERVICES.**

WHEREAS, the City of Woodland requires security services at the Woodland Public Library and;

WHEREAS, Allied Universal Security Services provides security services as required by Woodland Public Library.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND authorizes the City Manager to execute the First Amendment prepared by the City Attorney to the FY2020/21 contract with Allied Universal Security Services, increasing the amount of the contract by \$8,050 for a total contract amount of \$53,238

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2020.

STATE OF CALIFORNIA

COUNTY OF YOLO ss.

CITY OF WOODLAND

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 1, 2020
ITEM #: F.6
SUBJECT: Approve Contract Amendment with BSK Associates for 2021 Water Quality Testing Services

Recommendation for Action: Staff requests that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the contract with BSK Associates for the 2021 Water Quality Testing Services, for an amount up to \$64,855 and authorize a contingency of up to 10% (\$6,486).

Staff Contact:

Tim Busch, Principal Utilities Civil Engineer, (530) 661-5963, tim.busch@cityofwoodland.org

Fiscal Impact:

The funding source for the annual water quality testing is the Water Enterprise Fund. The budget for this work is included under Operation and Maintenance Contract Services for the Water Distribution System.

There is no impact to the General Fund.

Background:

The City's water system utilizes primarily treated Sacramento River water from the Woodland-Davis Clean Water Agency (WDCWA) Regional Water Treatment Facility (RWTF) and is supplemented by several wells, including the three aquifer storage & recovery (ASR) wells. The State Water Resources Control Board (SWRCB) Division of Drinking Water (DDW) requires extensive water quality testing of the water system within the distribution system, at each well (including standby and inactive wells), and the WDCWA compliance points. This testing includes weekly, monthly, quarterly, and annual testing of numerous constituents.

In September 2018, staff released a request for proposal for Labs to perform water quality sampling and testing services for various wells and sample stations in the City as required by the DDW. Three labs responded and staff reviewed, scored and ranked the proposals received. The Water Quality Specialist from Solano Irrigation District assisted in review and ranking of the proposals. BSK was the top ranked firm in responsiveness to the request for proposals and they were also lowest in cost.

BSK has collected samples and tested water quality for the City of Woodland since 2005. They already have a strong presence within the city and the WDCWA uses BSK as well. Their knowledge and experience makes them a logical choice to provide lab services for required water quality monitoring. It is to the City's benefit for BSK to provide continued lab services for the city's water infrastructure.

Discussion:

The request for proposals stated that the term of the contract is for three years and that a contract or contract amendment would be prepared annually because testing requirements vary each year. A budget contingency is included to provide a budgetary allowance for unplanned testing. For example, in 2018 the DDW required that all water utilities test for 1, 2, 3 TCP (trichloropropane). The chemical is a groundwater contaminant that is not present in Woodland, however, DDW mandated testing early in 2018. The City intends to have more

monitoring wells drilled in 2021, which may result in additional testing not factored into this budget.

Water quality testing costs for 2021 are less than 2020 because it contains no testing for the EPA's Fourth Unregulated Contaminant Monitoring Rule (UCMR 4). The 1996 Safe Drinking Water Act amendments require the EPA to issue a new list of no more than 30 unregulated contaminants once every five years for public water systems to sample. The UCMR 4 was published in the Federal Register on December 20, 2016 and requires monitoring for 30 chemical contaminants between 2018 and 2020, however there is no UCMR 4 testing required of the City of Woodland in 2021, whereas 2020 sampling contained UCMR sampling for metals, pesticides, alcohols, SVOCs, and cyanotoxins.

Several wells were placed on "standby" or "inactive" status over the past few years, which reduced the amount of testing required. Some of these wells have not been used in the past few years and serve only as an emergency backup supply. Eight wells, including the three aquifer storage & recovery (ASR) wells, are maintained as "active" and can be used at any time for water supply if needed. The 2021 budget accounts for extensive use and testing of ASR wells. It factors in 6 months of use at each of the 3 ASR wells, which is a conservative estimation by City staff to prepare for the possibility of extended water rights curtailments in 2021. The 2021 BSK Costs spreadsheet is attached and shows a detailed breakdown of the water quality tests, frequency, and cost.

Conclusion:

Staff requests that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the contract with BSK Associates for the 2021 Water Quality Testing Services, for an amount up to \$64,855 and authorize a contingency of up to 10% (\$6,486).

Prepared By: Tim Busch, Principal Utilities Civil Engineer

Reviewed By: Brent Meyer, Acting Community Development Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. Reso_BSK 2021 Contract
2. 2021 BSK Costs

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AGREEMENT WITH BSK ASSOCIATES FOR 2021 WATER
QUALITY TESTING SERVICES**

WHEREAS, retaining a water quality testing services laboratory is necessary for compliance with the State Water Resources Control Board – Division of Drinking Water regulations; and

WHEREAS, BSK Associates was selected to provide water quality testing services for a period of three years based on the selection process conducted in Fall 2018; and

WHEREAS, the budget for funding the water quality testing services is included under Operations and Maintenance Contract Services budget for the Water Distribution System; and

WHEREAS, BSK Associates is experienced in water quality testing and has a certified laboratory; and

WHEREAS, the City of Woodland wishes to enter into a 2021 Water Quality Testing Services Agreement with BSK Associates for an amount up to \$64,855 (“Agreement”); and

WHEREAS, City Council wishes to approve the 2021 Water Quality Testing Services Agreement with BSK Associates and authorize its execution through the adoption of this resolution; and

WHEREAS, the City Council wishes to approve a contingency of up to 10% (\$6,486) and authorize its execution through the adoption of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF WOODLAND AS FOLLOWS:**

Section 1. The City Council hereby approves the Agreement. The City Manager is hereby authorized and directed to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 2. A copy of the Agreement is available and on file in the City Clerk’s office, and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this 1st day of December 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Richard Lansburgh, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

City of Woodland Water Quality Monitoring 2021

Frequency	Constituents	Sites	Sample Schedule	# of Samples	Unit Cost	Total Cost	Comments
Weekly	Bacteriological & Chlorine Residual	18 Sites: Distribution System - SS 1-16, 23, 26	Mondays - except Holidays then Tues	936	\$15	\$14,040	
Monthly	Bacteriological (Raw Water)	6 Sites: Wells 15S, 16, 22G, 24, 26 + well 14	Thursdays - except Holdiays then Tuesday, 3rd week of the month	72	\$15	\$1,080	
	ASR List B	5 Sites: Monitoring Wells 3C, 4C, 29C, 30C, 30D	BSK coordinate pickup with Paul	60	\$30	\$1,800	
Quarterly	Nitrate	2 Sites - Wells 16 and 24	Thursdays - except Holdiays then Tuesday, 3rd week of the month	8	\$15	\$120	
	Chromium VI	3 Sites - Wells 16, 24, 26	3rd Week on Thursdays, except Holidays then Tuesday - September	12	\$50	\$600	
	THMs	8 Sites: SS 1,3,5,7,8,10,13,14	3rd Week on Thursdays, except Holidays then Tuesday - March, June, September, December	32	\$70	\$2,240	
	HAA5s	8 Sites: SS 1,3,5,7,8,10,13,14	3rd Week on Thursdays, except Holidays then Tuesday - March, June, September, December	32	\$100	\$3,200	
Bi-Annual	General Water Quality	10 Sites - SS 2, 3, 5, 6, 7, 8, 9, 12, 13, 16	3rd Week on Thursdays, except Holidays then Tuesday - March, September	20	\$55	\$1,100	
Annual	Nitrate	1 Site - Well 26	3rd Week on Thursdays, except Holidays then Tuesday - September	1	\$15	\$15	
	Radiological	1 Sites - Well 22G	Q1, 2021 (if not collected in 2020).	1	\$340	\$340	
	Secondary	3 Sites - Wells 15S, 16, 22G	3rd Week on Thursdays, except Holidays then Tuesday - September	3	\$350	\$1,050	
	Nitrite & Boron	5 Sites - Wells 15S, 16, 22G, 24, and 26	3rd Week on Thursdays, except Holidays then Tuesday - September, December	5	\$30	\$150	
	IOC	2 Sites - Well 15S, and 22G	3rd Week on Thursdays, except Holidays then Tuesday - September	2	\$125	\$250	
Total				1184		\$25,985	

Note: Wells 28, 29, 30 are ASR wells

City of Woodland ASR Water Quality Monitoring 2021

Frequency	Constituents	Sites	Sample Schedule	# of Samples	Unit Cost	Total Cost	Comments
Beginning, End, and Biweekly during Recovery	ASR List A	3 Sites: Well 28, 29, 30	To Be Determined	54	\$575	\$31,050	
Weekly during Recovery	ASR List B	5 Sites: Monitoring Well 3C, 4C, 29C, 30C, 30D	To Be Determined	120	\$30	\$3,600	City staff collects samples and coordinates delivery with Contractor
Before and Monthly During Recovery	ASR List C	3 Sites: ASR Wells 28, 29, 30	To Be Determined	18	\$15	\$270	City staff collects samples and coordinates delivery with Contractor
Once	VOC, SOC, IOC, Radiological, Secondary, General Mineral	2 Sites: ASR Wells 28, 29	To Be Determined	2	\$1,975	\$3,950	
Total				194		\$38,870	

GRAND TOTAL

1378

\$64,855

Inorganics	Secondary	VOC	SOC	ASR List A	General Water Quality	Radiological
Aluminum (Al)	Aluminum (Al)	Benzene	Alachlor	Arsenic (filtered)	pH	Uranium
Antimony (Sb)	Color	Carbon Tetrachloride	Atrazine	Arsenic (unfiltered)	Alkalinity	Gross Alpha
Arsenic	Copper (Cu)	1,2-Dichlorobenzene	Bentazon	Chromium (total)	Orthophosphate	Radium -226
Barium (Ba)	Foaming Agent (MBAS)	1,4-Dichlorobenzene	Benzo (a) pyrene	Chromium-6	Calcium	Radium -228
Beryllium (Be)	Iron (Fe)	1,1-Dichloroethane	Carbofuran	Fluoride	Conductivity	
Cadmium (Cd)	Manganese (Mn)	1,2-Dichloroethane	Chlordane	Turbidity	Water Temperature	
Chromium (Total Cr)	Methyl tert-butyl ether	1,1-Dichloroethylene	2,4-D	Boron		
Cyanide (CN)	Odor	Cis-1,2-Dichloroethylene	Dalapon	Chloride	ASR List B	
Fluoride (F)	Silver (Ag)	Trans-1,2-Dichloroethylene	1,2-Dibromo-3-chloropropane	Iron (total)	Boron	
Mercury (Hg)	Thiobencarb	Dichloromethane	Di(2-ethylhexyl)adipate	Iron (dissolved)	Chloride	
Nickel (Ni)	Turbidity	1,2-Dichloropropane	Diethylhexylphthalate	Manganese (total)		
Selenium (Se)	Zinc	1,3-Dichloropropene	Dinoseb	Manganese (dissolved)	ASR List C	
Thallium (Tl)	TDS	Ethylbenzene	Diquat	Nitrate	E. Coli	
Nitrate (N)	Specific Conductance	Monochlorobenzene	Endothall	Selenium	Total Coliform	
Nitrite (N)	Chloride (Cl)	Styrene	Endrin	Sulfate		
Total Nitrate/Nitrite (as N)	Sulfate (as SO4)	1,1,2,2-Tetrachloroethane	Ethylene Dibromide	Total Dissolved Solids	General Mineral	
Perchlorate	Bicarbonate	Tetrachloroethylene	Glyphosate	Aluminum	Bicarbonate	
	Carbonate	Toluene	Heptachlor	Ammonia	Carbonate	
	Hydroxide Alkalinity	1,2,4-Trichlorobenzene	Heptachlor Epoxide	Total Alkalinity	Hydroxide Alkalinity	
	Calcium (Ca)	1,1,1-Trichloroethane	Hexachlorobenzene	Total Suspended Solids	Calcium	
	Magnesium (Mg)	1,1,2-Trichloroethane	Hexachlorocyclopentadiene	Calcium	pH	
	Sodium (Na)	Trichloroethylene (TCE)	Lindane	Magnesium	Magnesium	
	pH	Trichlorofluoromethane	Methoxychlor	Sodium	Sodium	
	Hardness (as CaCO3)	Vinyl Chloride	Molinate	Potassium	Hardness (as CaCO3)	
		Xylenes (total)	Oxamyl	Total Silica		
		1,1,2-Trichloro-1,2,2-Trifluoroethane	Pentachlorophenol	Total Hardness		
		Methyl-tertiary-butyl-ether	Picloram	Total Phosphorus		
			Polychlorinated Biphenyls	Orthophosphate		
			Simazine	Total Organic Carbon		
			Thiobencarb	Total Trihalomethanes		
			Toxaphene	Total Haloacetic Acids		
			2,3,7,8-TCDD			
			2,4,5-TP (Silvex)			



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 1, 2020
ITEM #: F.7
SUBJECT: Approve Plans and Specifications, and Authorize Bid Advertisement for the 2021 Sewer and Water Repair and Replacement Project, CIP 20-14.

Recommendation for Action: Staff recommends that City Council adopt Resolution No. _____, approving the project plans and specifications, and authorizing bid advertisement for the 2021 Sewer and Water Repair and Replacement Project, CIP 20-14.

Staff Contact:

Mark Miller, Assistant Engineer - (530) 661-5968, mark.miller@cityofwoodland.org

Fiscal Impact:

The engineer's estimate of construction cost is \$6.0 million. The estimated total project cost is \$6.8 million and includes construction, construction contingency, design, inspection, and construction management costs.

Funding for the 2021 Sewer and Water Repair and Replacement Project, CIP 20-14, is split between Sewer and Water Enterprise Funds. The estimate at this time is that the split will be \$3.85 million from the Water Enterprise Fund and \$2.95 million from the Sewer Enterprise Fund. These costs are subject to change based on actual bid prices. An updated budget analysis will be prepared after receiving the bids. CIP 20-14 is currently funded with \$2.9 million of Water Enterprise Funding and \$2.1 million of Sewer Enterprise Funding, which was approved by City Council on June 16, 2020. The current funding in CIP 20-14 is the annual allocation for water and sewer replacement and was allocated prior to finalizing the scope of work included in the project. Construction Contract Award will be presented to Council for approval at a future date, at which time additional water & sewer funding will be allocated to the project.

There is no impact to the General Fund.

Background:

Set to break ground in spring of 2021, CIP 20-14 was scoped as a continuance of the sewer trunk interceptor installed with CIP 20-07, the 2020 Sewer and Water Repair and Replacement Project. In addition to repairing defects in the existing sewer infrastructure, both the 2020 and 2021 Projects begin to address a needed sewage capacity reallocation. The City sewer collection system is evaluated according to the Sewer System Management Plan guidelines. Every 3 years, the City's sewer system hydraulic model is updated and capacity deficiencies are identified. Hydraulic models updated in 2012, 2015, and 2018 all identified the need to transfer sewer flows from the Beamer trunk sewer to the Gibson trunk sewer in order to provide capacity for downtown redevelopment. In 2020, a new 18-inch diameter sewage interceptor was constructed on East Street as the first segment of the capacity reallocation project to transfer sewage flows from the Beamer interceptor sewer to the Gibson interceptor sewer. The 2021 Project will continue new sewer interceptor installation from where the previous year's project concluded up to the intersection of College Street and Marshall Avenue. A future project, planned for 2022, will construct the third segment of this trunk interceptor to reach the Pendegast Street area. Please see the attached vicinity map for the planned alignment of the new sewer trunk interceptor.

The existing sewer collection system within the project limits was constructed between 1917 and 1952 and has a large number of defects according to the City's regularly updated condition assessment program. The project will not repair these defects but instead replace the two existing sewer mains along the alignment with a single, deeper 12 to 18-inch sewer trunk interceptor including new service laterals to residents along the route.

The 2021 Project will also replace aging water mains and services along the trunk interceptor alignment.

Additional water mains are planned to be replaced on E. Gum Avenue as a precursor to the 2022/2023 Road Rehabilitation – Matmor Road & Gum Ave. Project, CIP 19-05, which will resurface a portion of E. Gum Avenue. The existing water mains on Gum and Marshall Avenues and 3rd and 4th Streets were constructed between 1955 and 1977 and are between 42 to 65 years old. Many of the homes along this street are served from an antiquated system of 2-inch diameter back of sidewalk service mains. These mains are notorious for problems such as breaks and leaks. The project will construct a new 8-inch diameter main in the street and connect the residences with new polyethylene services.

Discussion:

More than 6,300 linear feet of mainline water pipe will be replaced with new 8-inch diameter mains and adjacent residences will be connected to the new main with new polyethylene services. Once completed, the project will result in more reliable water pressure and uninterrupted water service for approximately 110 residences. At the same time, the project will replace more than 44 sewer laterals and more than 2,800 linear feet of sewer mains.

This project will also benefit the planned roadway rehabilitation project (CIP 19-05) in that it will complete the necessary water repairs and clear the way for pavement replacement. It will also provide a head start to identifying other shallow utilities (electrical, gas, communications, etc.) that may need to be relocated prior to the road work.

The project is part of regular maintenance of the City's utilities and is necessary to remain in compliance with State Water Resources Control Board and Regional Water Quality Control Board requirements for water distribution and sewer collection systems, respectively.

Conclusion:

Staff recommends that City Council adopt Resolution No. _____, approving the project plans and specifications, and authorizing bid advertisement for the 2021 Sewer and Water Repair and Replacement Project, CIP 20-14.

Prepared by: Mark Miller, Assistant Engineer

Reviewed by: Tim Busch, P.E., Principal Utilities Civil Engineer
Brent Meyer, Acting Community Development Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Vicinity Map

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE PLANS AND SPECIFICATIONS AND AUTHORIZING
ADVERTISEMENT FOR BIDS FOR THE 2021 SEWER AND WATER REPAIR AND
REPLACEMENT PROJECT, CIP #20-14.**

WHEREAS, the City of Woodland wishes to approve the plans and specifications for the 2021 Sewer and Water Repair and Replacement Project, CIP #20-14 (the “Project”); and

WHEREAS, the Project will replace water mains and sewer mains that have exceeded their service life resulting in more reliable system pressures and less interruptions of service for nearby residences; and

WHEREAS, the Project will complete water system repairs ahead of the planned 2022/2023 Road Rehabilitation – Matmor Road & Gum Ave. Project, CIP 19-05; and

WHEREAS, the Project will complete the second construction phase of a sewer trunk interceptor planned to alleviate a problematic area of the City’s sewer system; and

WHEREAS, the City Council has the authority to approve projects for bid; and

WHEREAS, the City Council wishes to authorize bid advertisement for the 2021 Sewer and Water Repair and Replacement Project, CIP #20-14; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF WOODLAND AS FOLLOWS:**

Section 1. The City Council hereby approves the plans and specifications and authorizes bid advertisement for the 2021 Sewer and Water Repair and Replacement Project, CIP #20-14.

PASSED AND ADOPTED this 1st day of December 2020, by the following vote:

AYES:

NOES:

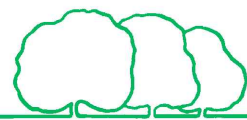
ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

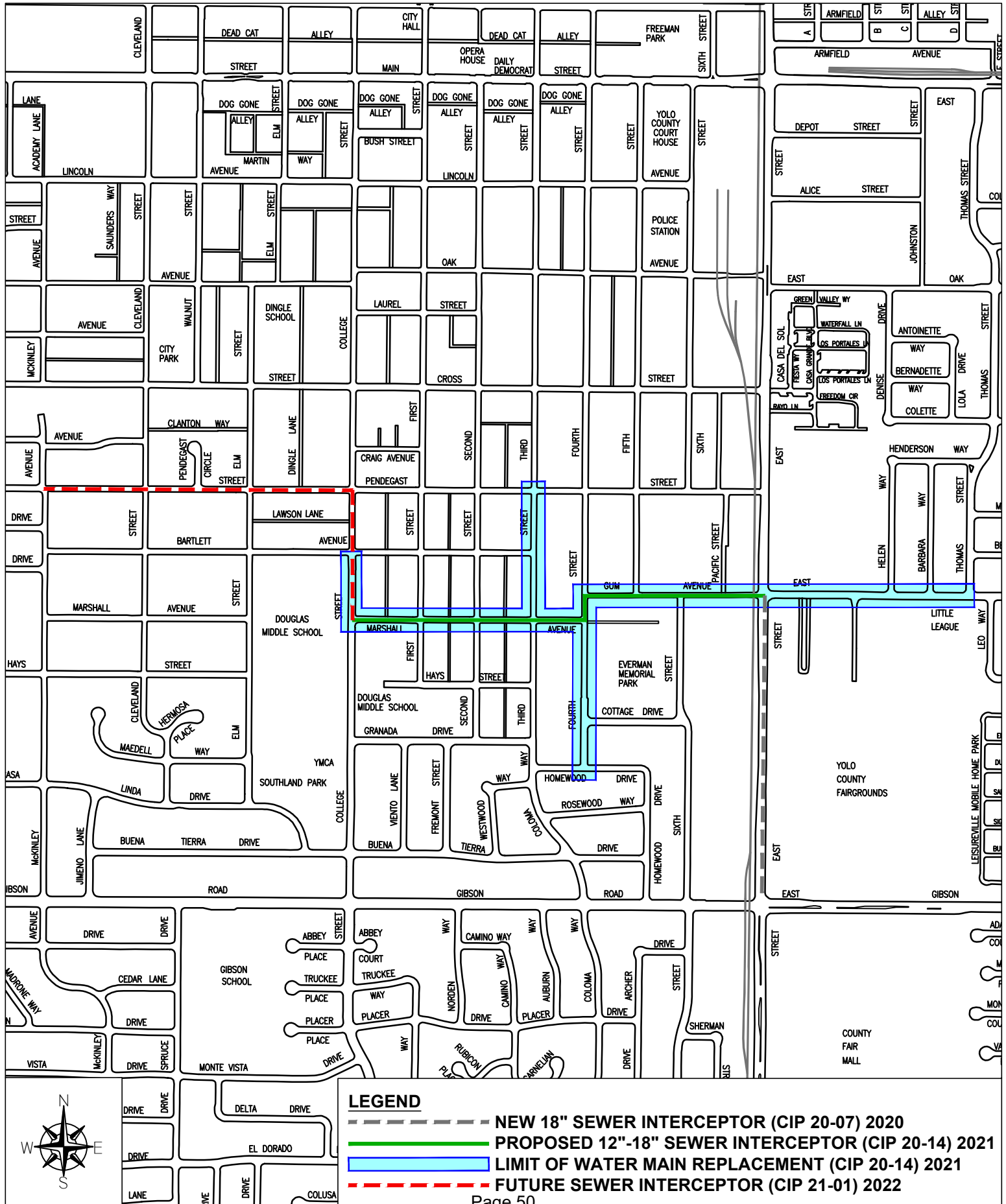
ATTEST:

Ana B. Gonzalez, City Clerk



2021 SEWER & WATER REPAIR & REPLACEMENT PROJECT

CIP 20-14





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 1, 2020
ITEM #: F.8
SUBJECT: Sustainability Advisory Committee Minutes for October 2020

Recommendation for Action: Staff recommends that the City Council receive minutes for the October 2020 meeting of the Sustainability Advisory Committee.

Fiscal Impact:

None.

Staff Contact:

Ken Loman, Environmental Sustainability Manager, (530) 661-2060, ken.loman@cityofwoodland.org

Background:

City Council Resolution #7236 established the Sustainability Advisory Committee on March 5, 2019. The resolution charged the committee to hold regular, public meetings to:

- Provide comments, feedback, and recommendations to the City Council on sustainability policy and issues related to Climate Action Plan (CAP) implementation.
- Advise and assist staff on sustainability program design and implementation.
- Serve as a forum for public input and feedback on issues related to sustainability and CAP implementation.
- Assist staff in promoting community-wide CAP implementation.
- Such other duties as the Council may from time to time decide.

In compliance with the Brown Act, meeting agendas and minutes are publicly available on the City's Web site at <http://www.cityofwoodland.org/1115/Sustainability-Advisory-Committee>. Additionally, following the August 2020 meeting of the committee, staff will regularly transmit its minutes to Council. Committee items of greater urgency, or pertaining to matters already on their way to Council, will be transmitted separately or as part of the relevant staff report.

Discussion:

This staff report transmits minutes for the October 2020 meetings of the Sustainability Advisory Committee.

One item of note is included with these minutes:

- The October 2020 meeting included Item 9: Continuation of discussion of previous presentations by City Staff and the Woodland Tree Foundation regarding the City's Urban Forest Master Plan and related issues and consideration of related motion.

After discussion, the following motion was passed unanimously:

The Woodland Sustainability Advisory Committee advises the Woodland City Council to consider the findings of the Woodland Tree Foundation Oak Study Group and direct staff to work with appropriate

partners, including members of the Oak Study Group, the Woodland Tree Foundation, and the Sustainability Advisory Committee to prioritize updating the tree ordinance to add oak tree protections for non-heritage trees, including those on private property, to increase the tree canopy of the City consistent with the City's Urban Forest Master Plan and Climate Action Plan 2035.

Update of the City's tree ordinance is an existing City Council priority initiative and staff workplan priority. Staff will be working with the Woodland Tree Foundation over the coming months to prepare revisions to the ordinance and anticipates returning to Council for adoption of the amended ordinance in the Spring of 2021.

Conclusion:

Staff recommends that the City Council receive minutes for the October 2020 meeting of the Sustainability Advisory Committee.

Prepared by: Ken Loman, Environmental Sustainability Manager

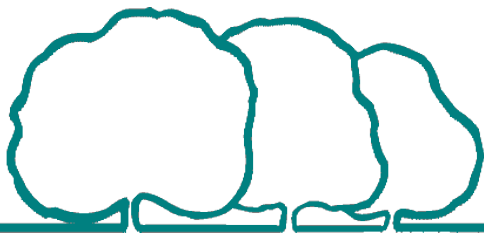
Reviewed by: Brent Meyer, Acting Community Development Director/ City Engineer

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a stylized, flowing script.

Ken Hiatt
City Manager

Attachments:

1. 2020 10-14 Minutes - Woodland Sustainability Advisory Committee



**SUSTAINABILITY ADVISORY COMMITTEE
SPECIAL MEETING
DRAFT MEETING MINUTES – OCTOBER 14, 2020
VIA TELECONFERENCE**

1. Call to Order

Meeting called to order at 6:14 p.m. Call to Order was delayed due to technical issues with Zoom meeting platform.

2. Roll Call

Members Present: Mark Aulman, Rolf Frankenbach, Liza Grandia, Allison Martin, Catalina Munoz (joined 6:26 p.m.), Sara Schremmer, Raul Tadler, Robert Ullrey

Absent: None

Staff Present: Rosie Ledesma, Ken Loman

Special Guests: Kayla Rodriguez, Ken Trott, David Wilkinson

3. Public comment

None.

4. Member reports (Information Item)

Grandia: Liza reported that UC Davis is establishing a high-level task force on the climate emergency at the request of a coalition of students, staff, and faculty, and that the request for the creation of the task force includes seed funding for collaboration with neighboring jurisdictions. She said the task force is consistent with statewide efforts along similar lines, including a focus on de-carbonization. She will be involved with follow-up with the head of the university's office of research.

Martin: Allison reported she and Liza attended a public workshop regarding creation of the Yolo County Sustainability Plan.

Schremmer: Sara pointed out that the Governor's Executive Order N-79-20 regarding electrification of passenger vehicles by 2035 will have implications for local governments and shared that the UC Davis Policy Institute is working with the university's Institute for Transportation Studies on a CalEPA study regarding a similar topic: establishing carbon neutrality in transportation by 2045.

5. Staff reports (Information Item)

a. Update on Brown Act issues: agenda items, committee retreat

Ken reported that, at Mark's request, he sent an email to the City Attorney asking for clarification of certain Brown Act rules. In particular, regarding whether the committee is allowed to take action on an item on the agenda if that item is not described as likely to be acted upon, such as a presentation, and that he had not yet received a reply. Ken also reported that he had researched the question of whether the

committee may hold a retreat and what rules would apply, and found that a retreat is treated under the Brown Act as any other meeting. The committee may hold a retreat or workshop as long as it is properly noticed and publicly accessible, and adheres to any other requirements under the Act.

b. Protocols for committee communications with City Council

Ken discussed the outcome of conversation he and Mark have had separately with the City Manager regarding how the committee should communicate with the City Council regarding its activities and recommendations. He described three formal channels for that communication:

- First, from now on, staff will transmit all minutes of the committee's meetings to Council following their approval. While this will be the most complete formal record, minutes will have a delay of about six or seven weeks from the meeting of record until Council receives them.
- Second, if Council refers a matter to the committee or if the committee offers recommendations regarding a matter already proceeding to Council, then staff will work to include the committee's input in the staff report for that item. Appropriate members of the committee should attend the Council meeting and be prepared to answer questions regarding their input.
- Third, if the committee identifies an issue about which it wishes to bring a recommendation to Council, staff will prepare a brief staff report to transmit the item to Council. The Mayor and City Manager will determine whether the item is placed on the regular or consent calendars. Appropriate members of the committee should attend the Council meeting and be prepared to present the issue and recommendation, or answer questions as needed.

c. Project updates

Ken provided the committee with updates on several City programs and projects:

- The water conservation program will be hosting two water-wise home landscape design virtual workshops in partnership with the Yolo Resource Conservation District. The workshops are open to the public, though participation is limited.
 - Workshop 1: Plant Your Ideas
Thursday, October 15, 6-8 p.m.
 - Workshop 2: Just Add Water
Thursday, October 22, 6-8 p.m.
- Representatives from Waste Management will be giving a presentation to the City Council regarding the residential Smart Truck program and the potential for customers to be assessed surcharges due to overfilled containers or contaminated recycling or organics carts on Tuesday, October 20. The meeting starts at 6:00 p.m.
- The City has begun conversations with several local organizations, including the Woodland Bee City USA Committee, regarding the potential development of a pollinator demonstration garden at City Hall. Ken reported

that it appears the effort will be coordinated by the City's Economic Development staff and that the Environmental Services Division will assist.

- Regarding Liza's report about the potential for seed funding by UC Davis for collaboration with neighboring jurisdictions, Ken mentioned that the City participates in the Yolo Resiliency Collaborative, which is a staff-level organization working to promote resiliency in the region, along with the other jurisdictions in the county and UC Davis. He suggested this might be a good venue for exploring opportunities to apply that funding.

6. Update from Waste Management (Information Item)

Kayla Rodriguez, Public Sector Manager Waste Management of Woodland, reviewed the schedule for implementation of the residential "Smart Truck" pilot program. She told the committee that the City of Winters began implementing overage and contamination fees on October 1, following a good experience with their pilot phase. She also reviewed the educational outreach plan and timeline associated with the smart truck rollout and said that WM will provide members copies of the outreach materials to be used. Members reviewed the concerns they raised at the previous meeting, but did not feel the need to go into detail as those concerns are already on record. In response to a member's question, Kayla said that WM will share data collected during the pilot phase with the committee.

7. Approve Minutes for August 12, 2020 (Action Item)

On a motion by Robert Ullrey, seconded by Allison Martin, and carried unanimously on an 8-0 vote, committee members approved the minutes for the August 12, 2020 meeting.

Ayes: Aulman, Frankenbach, Grandia, Martin, Munoz, Schremmer, Tadle, and Ullrey

Noes: None

8. Approve Minutes for September 9, 2020 (Action Item)

On a motion by Raul Tadle, seconded by Robert Ullrey, and carried unanimously on an 8-0 vote, committee members approved the minutes for the September 9, 2020 meeting.

Ayes: Aulman, Frankenbach, Grandia, Martin, Munoz, Schremmer, Tadle, and Ullrey

Noes: None

9. Continuation of discussion of previous presentations by City Staff and the Woodland Tree Foundation regarding the City's Urban Forest Master Plan and related issues and consideration of related motion (Information/Action Item)

The committee continued its discussion of previous presentations by City staff and the Woodland Tree Foundation regarding the City's Urban Forest Master Plan and related issues. As part of the conversation, David Wilkinson from the Tree Foundation spoke regarding the efforts of the Foundation's Oak Study Group to survey non-heritage oak trees within the City and the status of efforts to update the tree ordinance. He expressed the Foundation's perception that the update process is not moving quickly enough and is not focused enough on protection for such trees, many of which are located on private residential properties. He asked for the committee's support for a recommendation to the City Council to address and prioritize these concerns.

Following the conversation, on a motion by Mark Aulman, seconded by Liza Grandia, and carried unanimously on an 8-0 vote, committee members approved the following recommendation:

The Woodland Sustainability Advisory Committee advises the Woodland City Council to consider the findings of the Woodland Tree Foundation Oak Study Group and direct staff to work with appropriate partners, including members of the Oak Study Group, the Woodland Tree Foundation, and the Sustainability Advisory Committee to prioritize updating the tree ordinance to add oak tree protections for non-heritage trees, including those on private property, to increase the tree canopy of the City consistent with the City's Urban Forest Master Plan and Climate Action Plan 2035.

Ayes: Aulman, Frankenbach, Grandia, Martin, Munoz, Schremmer, Tadle, and Ullrey

Noes: None

Additionally, on a motion by Robert Ullrey, seconded by Catalina Munoz, and carried unanimously on an 8-0 vote, committee members requested staff to expedite presentation of this item to the City Council and that staff coordinate contents of the accompanying staff report with the Sustainability Advisory Committee Chair.

Ayes: Aulman, Frankenbach, Grandia, Martin, Munoz, Schremmer, Tadle, and Ullrey

Noes: None

10. Work plan development sub-committee updates

Sub-committee reports were tabled by the Chair, without objection, to the next meeting due to time constraints.

On a motion by Robert Ullrey, seconded by Liza Grandia, and carried by a 7-0-1 vote, Sara Schremmer was appointed to the sub-committee on Sustainability Policy and Climate Action Plan (CAP) Implementation.

Ayes: Aulman, Frankenbach, Grandia, Munoz, Martin, Tadle, and Ullrey

Noes: None

Abstaining: Schremmer

On a motion by Liza Grandia, seconded by Mark Aulman, and carried by a 7-0-1 vote, Allison Martin was appointed to the sub-committee on Public Input and Feedback on Sustainability and CAP Implementation Issues & Community-Wide CAP Implementation Assistance.

Ayes: Aulman, Frankenbach, Grandia, Munoz, Schremmer, Tadle, and Ullrey

Noes: None

Abstaining: Martin

On a motion by Mark Aulman, seconded by Robert Ullrey, and carried by a 7-0-1 vote, Rolf Frankenbach was appointed to the sub-committee on Sustainability Program Design and Implementation Advisement and Assistance.

Ayes: Aulman, Grandia, Martin, Munoz, Schremmer, Tadle, and Ullrey

Noes: None

Abstaining: Frankenbach

11. Consideration of change to committee meeting schedule

On a motion by Liza Grandia, seconded by Rolf Frankenbach, and carried unanimously, committee members tabled all remaining items to the next meeting due to time constraints.

Ayes: Aulman, Frankenbach, Grandia, Martin, Munoz, Schremmer, Tadle and Ullrey

Noes: None

Absent: None

12. Discuss long-range calendar

Tabled, see item #11.

13. Adjourn

Meeting adjourned at 8:37 p.m.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 1, 2020
ITEM #: G.9
SUBJECT: PUBLIC HEARING - Landmark and Specimen Tree Nomination

Recommendation for Action: Staff recommends that the City Council conduct a Public Hearing and adopt Resolution No. _____, designating Five Trees as Local Landmark Trees and Five Trees as Specimen Trees located in Public Land.

Staff Contact:

Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Fiscal Impact:

There is no fiscal impact associated with the 10 trees nominated for Landmark or Specimen tree status.

Report in Brief:

On July 7, 2020, local historian and President of the Woodland Tree Foundation, David Wilkinson and Woodland Tree Foundation board member, Rolf Frankenbach, submitted a letter to Planning staff requesting the designation of five trees as “Landmark Trees” and five “Specimen Trees” trees located on publicly owned land.

Upon the proposed nomination of the ten trees planning staff conferred with the City’s Parks Superintendent and Arborist, Westley Schroeder, who evaluated the list of nominated trees, and found them to be viable candidates for designation as Landmark or Specimen Trees.

On September 16, 2020 the Historic Preservation Commission reviewed and voted 3 to 0 to approve the recommendation to Council for the approval of five new Landmark Trees upon the concurrent review and recommendation of the Parks and Recreation Commission.

In addition to reviewing the five trees nominated for “Landmark Tree” status the Parks and Recreation Commission is also the sole review body for the five trees nominated for “Specimen Tree” status with recommendation to Council. On October 26, 2020 the Parks and Recreation Commission reviewed the nominated trees and voted 4 to 0 to approve the recommendation to Council for the approval of the five new Landmark Trees and the Five new Specimen Trees.

Background:

Section 12.48.020 of the Woodland Municipal Code defines a “Landmark tree” as a tree or stand of trees which is of historical or public significance as designated by the City Council upon the recommendation of all of the following groups and/or commissions: 1) the Parks and Recreation Commission; 2) the Historical Preservation Commission; and 3) the Urban Forestry Group. The Urban Forestry Group has since merged with the Parks and Recreation Commission.

While neither the City’s Tree Ordinance nor the Historical Preservation Ordinance (Municipal Code Chapters 15.24) provide criteria for the designation of landmark trees specifically, the Parks and Recreation Commission

may wish to consider one or more of the following factors in its recommendation to City Council:

- Whether the tree's age and association with a historic building or district gives the tree historical significance.
- Whether the tree represents a specimen that is particularly rare in Woodland or the region and is of considerable size and age.
- Whether the tree possesses unique characteristics or special horticultural significance.
- Whether the tree is of a significant size and/or makes a significant and outstanding aesthetic impact to its setting and is an exceptional specimen in good condition and health.

These factors correlate to the standards for designation of historical landmarks, historical districts, and historical resources as described above (Municipal Code Section 12.48) and are factors other communities have used to designate landmark trees.

In addition, the City's Tree Ordinance includes a Specimen Tree status designation, that provides for trees within the City to be recognized under this status by recommendation to the City Council by the Parks and Recreation Commission. Woodland Tree Ordinance defines a "specimen tree" as follows:

...any tree of interest because of size or unusual species other than a heritage tree, which is of good quality in terms of health, vigor or growth and conformity to general accepted horticultural standards of shape for its species, as designated by the City Council upon the recommendation of both the Parks and Recreation Commission.

Discussion:

Earlier this year, the City received a request from respected local historian and current President of the Woodland Tree Foundation, David Wilkinson, to designate 10 trees, located on public land, as Landmark or Specimen Trees.

The Council is asked to consider the 10 nominated trees, 5 located in two different City Parks, 2 located in local elementary schools, 2 in public roadway planting strips and 1 on a Yolo County property. All the nominated trees were found to be in relative good health and viable candidates based on an evaluation of the trees by the City Arborist.

Landmark Tree Nominations

The City Council is asked to consider the historical importance of the trees with recommendation from the Historic Preservation Commission and the Parks and Recreation Commission when reviewing them for Landmark Tree status.

The five trees nominated for Landmark status include:

- Valley Oak (*Quercus lobata*) at Historic Gibson House property
- Valley Oak (*Quercus lobata*) a City tree located in the south planting strip at the intersection of Casa Linda Drive and Cleveland Street
- London Plane (*Platanus x acerifolia*) at 524 Third Street
- Valley Oak (*Quercus lobata*) at Dingle Elementary School, (visible mid-block on Oak Avenue at the interior of the school yard)
- Cork Oak (*Quercus suber*) at Beamer Elementary School, (in the staff parking lot on Yolo Street)

Mr. Wilkinson and Mr. Frankenbach, in their letters to planning staff, provides a brief history of each of the

trees nominated for landmark designation, including a summary of their historical importance as follows:

1. Valley Oak (*Quercus lobata*), Gibson House Yolo County Historical Museum, 512 Gibson Road.

Please see the attached historical essay “Woodland’s King Oaks”, written by David Wilkinson, from his book manuscript titled Gertrude’s Oaks. This essay provides historical context and the basis for nominating this oak and the one at 304 Casa Linda Drive. These two ancient oaks are Woodland’s largest and oldest trees and located in very visible places that are accessible to the public. For the Gibson House Oak, see attached support letter from Yolo County Supervisor, Gary Sandy.

2. Valley Oak (*Quercus lobata*), located in the south planting strip at the intersection of Casa Linda Drive and Cleveland Street.

This oak is a city public tree so no support letter is included. (see background information for this tree listed in the description above)

3. London Plane (*Platanus x acerifolia*), 524 Third Street.

Historic Context: Plane trees were the rage beginning in the 1920s and were heavily planted in Woodland throughout the twentieth century. Commonly called “oriental” planes back in the day, they are actually the “London” plane (*Plantanus x acerifolia*), a hybrid whose parents are the Oriental plane native to Eurasia (*Platanus orientalis*) and the American plane (*Platanus occidentalis*), native to the eastern United States. A California native species of plane tree is also found in Woodland and grows wild near the Sacramento River, the Western Sycamore (*Plantanus racemosa*).

London plane trees rapidly grew in popularity to become one of the most widely planted city trees for two key reasons. A healthy specimen is fast growing and provides spectacular shade, rivaling the American elm.

Second, they were affordable and available. In a 1919 ad appearing in the “Democrat” seven foot “oriental” plane trees were selling for \$1.00 each or ten trees for \$8.50, well within the price range of most Woodland residents.

Prominent Woodland people are associated with the London plane tree. J. Grant Bruton was a WWI veteran who served on the Mexican border. In peacetime Bruton became a Woodland attorney and was elected as a Yolo County Superior Court judge in 1934. In 1928 Bruton and his wife Irma, a librarian, built a charming and romantic French cottage with triple French doors on a wide lot at 415 Bartlett Avenue, a street named for Washington M. Bartlett, a California governor who died in office in 1887. The Brutons wanted shade and plenty of it. Not just for themselves, but for the entire neighborhood. To achieve this leafy lofty vision, they donated enough London plane trees to line both sides of Bartlett Avenue between College and Elm streets.

High School students planted the trees under the guidance of agricultural instructor, Luther Du Bois. City Engineer, Asa Proctor, had his staff stake the trees.

The plane tree craze spread up and down Elm Street (as American elms were phased out due to disease concerns) and throughout the mid-twentieth century middle-class neighborhoods east of the Bruton’s house. London planes were widely planted in Beamer Park, which was built out after the Great Depression. London planes are susceptible to the anthracnose fungi that hosts on plane trees, permanently disfiguring the weaker trees which cannot regenerate damaged branches and limbs. We see many disfigured planes in Woodland. However, the huge specimen being nominated for landmark status at 524 Third Street is vigorous, monumental, and stands apart from its many of cousins spread throughout Woodland neighborhoods, schools, and parks.

This is a city public tree located in the planting strip. Robert Brigham, who resides at 524 Third Street submitted an attached support letter. This is a magnificent specimen. The tree is Woodland's most prominent London plane and one of the largest and tallest trees of any species in Woodland. It has a diameter of 58.0 inches and is 107 feet tall. This specimen is unique for its exceptional girth and height and has been a haven for birds as an arboreal beacon in this historic neighborhood for perhaps a century.

4. Valley Oak (*Quercus lobata*), Dingle Elementary School, 625 Elm Street.

See attached support letter for Dingle and Beamer Elementary School trees from Woodland Joint School District Superintendent, Tom Pritchard.

Historic Context (from "Explore Historic Woodland" Guidebook (p.43): "This location has been a school site since a two story wooden school house was built here in 1889 facing Oak Street, nestled under the ancient valley oaks that still grace the campus. In 1914 the community approved a school bond measure that funded a modern two-story brick school in the Renaissance Revival style designed by William H. Weeks, which faced Elm Street where the parking lot is today. It replaced the Oak Street School. Opening in 1915 it was initially named the Elm Street School, then later changed to the Woodland Grammar School. In 1948 the Annex was constructed and became the main part of the school in 1967 when the brick building no longer met earthquake safety standards and was eventually demolished in 1975. The multi-purpose building was completed in 2004 with funding provided by a local school bond. Charles. E. Dingle was the long-time principal of the school. In 1926 the school was re-named in Dingle's honor shortly before he passed away. In recognition of the school's long-time role in educating Woodland children, the site was designated a Woodland Historical Landmark."

The tree being nominated is the only large oak remaining on the core Dingle campus. There is another oak on the southern side of the campus. This majestic valley oak is the native tree species that inspired the City of Woodland's name. The valley oak is the largest of the California oaks and can live for centuries. Today, due to past use for fuel wood, clearing to make room for crops and urban development, most of the once-abundant valley oaks have disappeared from Woodland and the surrounding lowland areas of Yolo County.

This remaining valley oak may have been planted by a California scrub jay perhaps 230 years ago, long before Woodland was established. One of the largest oaks remaining in Woodland, in 2020 it measured 57.2 inches in diameter four and a half feet above the ground and is 77 feet tall.

5. Cork Oak (*Quercus suber*), Beamer Elementary School, 525 Beamer Street.

Historic Context (from "Explore Historic Woodland" Guidebook (p. 285): "On September 2, 1930, Beamer Park School welcomed its first class of students, beginning its many decades of service to Woodland's elementary school children. The Woodland School District hired the San Francisco architectural firm of William H. Weeks to design a school campus in keeping with the "most up-to-date and approved-of designs." consisted of eight classrooms for grades 3-6, administrative offices and the nurse's office. In 1940, the 7th and 8th grade wing of classrooms was added, perpendicular to the main building and connected to it by a ramp. A school bond in 1950 provided for a primary school annex and the following year the auditorium/gymnasium was constructed, along with a cafeteria. In the mid-1970s, the original building had aged considerably and due to earthquake safety concerns, it was demolished. A playground now occupies the space. The current administrative offices and a school library, situated parallel to Beamer Street but set back from the road, were constructed in 1975.

Cork oaks are native to south-western Europe and northwestern Africa, near the Mediterranean Sea. They are

named for their bark, which contains the cork used in glass bottle stoppers and many other useful products. In Portugal, the largest source for the world's cork, the cork can be harvested many times over the life of the tree without damaging the tree.

Cork oaks were brought to California as acorns in 1865. During the Second World War, a renewed effort was made to start a successful cork industry here. In California, their acorns provide a food source for birds and wildlife. Cork oaks can reach a large size with long spreading, providing a nice center piece with year-long shade from their evergreen leaves. In Woodland cork oaks can easily grow to 70 feet tall and as wide at maturity. They can live for over 200 years. The cork oak on the Beamer Elementary School campus is a classic spreading specimen which provides a degree of protection and comfort for students. It has a measured diameter of 47.5 inches and a height of 45 feet, evidencing its long history at this historic school.

The designation of historical landmarks within the City of Woodland is intended to protect the designated structure or vegetation from substantial modification or removal unless it becomes a threat to public safety. By designating the trees listed and described above as Landmark Trees, removal or major alteration of the trees, or improvements or modifications under the canopy or within the drip line of the designated trees, will require review and approval by the Historical Preservation Commission (HPC) unless the proposed improvements/modifications will not have a detrimental effect on the trees as determined by the City's Arborist (or a qualified arborist and reviewed by the City's Arborist). If a designated tree is found to be a public health or safety hazard as determined by the City's Arborist, it can be removed without review by the HPC. Routine maintenance of the listed trees by a qualified arborist is exempt from HPC review.

Specimen Trees Nomination

The City Council is asked to consider the following nominations for Specimen tree status and asked to consider the trees unique qualities because of characteristics such as size or unusual species of the trees.

Five trees in two different City Parks have been nominated for "Specimen Tree" status. They include:

- Coastal Live Oak (*Quercus agrifolia*), located in Ferns Park Nature Area
- Gray Pine (*Pinus Sabiniana*), located in Ferns Park Nature Area
- English Walnut (*Juglands regia*), located in Ferns Park mid-block on W. Southwood Drive
- Canary Island Pine (*Pinus Canariensis*), located in Freeman Park along west fence line
- Blue Atlas Cedar (*Cedrus Atlantica "Glauca"*), located in Freeman Park

1. The Blue Atlas Cedar (*Cedrus Atlantica "Glauca"*) and Canary Island Pine (*Pinus canariensis*) at Freeman Park.

Historic context: Freeman Park opened in 1925 and was named in honor of Woodland founder, Frank Freeman. Prior to becoming a municipal park, it was the site of the Woodland Grammar School (1879-1915). Before the school site the land was covered with native valley oak trees and a small settlement called Yolo City that preceded Woodland. Gertrude Freeman, Frank's wife, taught school at Yolo City. In 1925 when Freeman Park was dedicated, Gertrude reflected on her early days in Yolo City with Frank as newlyweds:

It was a cherished place in our lives. In 1857 Mr. Freeman purchased the country store or mercantile business established by Henry Wyckoff, including everything common to country stores from cultivators and plows to pins, needles, and quinine. In 1858 he built the first and only two-story house and this park was our front yard or driveway, but the beautiful oak trees have been sacrificed to the avarice of man. It was here we began illustrating to the rising generation one of the popular slogans of today, "Own Your Own Home."

Although the old oaks at Freeman Park are gone, today there are a variety of trees that were planted at Freeman

Park, illustrating Woodland's long history of planting and experimenting with a wide palette of tree species adaptable to our Mediterranean climate. The Blue Atlas Cedar being nominated is not planted widely in Woodland, and is not nearly as prevalent as the similar Deodar Cedar. Yet the Blue Atlas has exceptional grace and color tone in the park landscape. It can live to be 150 years and is drought tolerant. The tree is native to the Atlas Mountains of Northern Africa, growing at an elevation of 4,000-7,000 feet. The blue color wax deposit on its leaves helps the tree withstand severe drought conditions. The Freeman Park specimen may have been planted in the late 1920s, shortly after the park opened.

The Canary Island Pine being nominated is another Mediterranean conifer. It is native to the Canary Islands in the Atlantic Ocean west of Morocco. This pine species has very long needles is drought tolerant. The Canary Island Pine is planted widely on the UC Davis campus and a few are seen in Woodland along city streets or in yards. The tree can live up to 150 years, sequester large amounts of CO₂, and reach over 100 feet in height, becoming one of the tallest species in Woodland.

2. English Walnut (*Juglans x regia*), Gray Pine (*Pinus sabiniana*), and Native Oak (*Quercus wislizeni* to be confirmed) at John Ferns Park.

The Woodland community honored John Ferns, its first city manager, by naming a new park after him. Opening in 1974, this 9.3 acre park is located at Southwood Drive and Ashby Avenue. The site was formerly a walnut orchard and before that a native oak woodland. As you walk into the park from the south entrance you are met by two magnificent spreading walnut trees. There's a third specimen located west of the restrooms, casting deep, refreshing summer shade. The walnut variety is still being confirmed but is believed to have originated from the paradox walnut that was created by the world-renowned horticulturist, Luther Burbank, by crossing the Northern California black walnut with the English walnut.

The original design of Ferns Park left an undeveloped space at the northeast corner of the park (just beyond the community-built play space). Park supervisor Bob Cantrell suggested landscaping this area with California native trees and shrubs. Park employees Dennis Parish and George Ahlgren, just beginning their 30-year careers with the city, were put in charge of the design, planting, and maintenance of what was called the "Ferns Park Nature Area." They wisely consulted with native plant experts, Lloyd Ingraham, a Woodland resident who taught at UC Davis and served on the Woodland Tree Commission, and Warren Roberts, superintendent emeritus of the UC Davis Arboretum, where a redbud grove is named in his honor. The Nature Area was conceived as an outdoor education space for students and teachers, as well as the general public.

Forty years after its development, the Nature Area's foundational tree plantings, which include valley and blue oaks, gray pine, interior and coastal live oak, coastal redwoods, incense cedar, buckeye, and desert willows, survive with neglect and minimal watering. This small botanical garden promoted and taught the nascent ecological values of the era shared by progressive parks professionals.

But today the Nature Area is in need of renewal, a victim of thinly-spread parks budgets. With the specter of global warming threatening humankind without aggressive actions to drastically reduce greenhouse gas emissions or absorb them from the atmosphere, it makes perfect sense to showcase plants adaptable to climate change, which for California likely will mean more frequent and severe drought. Two of the tallest and more prominent native trees in the Nature Area being nominated for specimen status are the Gray Pine and the Interior Live Oak which are both very drought tolerant.

The Gray Pine (also called "Foothill Pine") is endemic to California. Native to the Sierra Nevada foothills and the Coastal Range ringing the Central Valley at elevations up to 4,000 feet. It is adapted to long, hot, dry summers. It prefers rocky, well-drained soils but is adaptable to clay soils. Its needles are a distinctively pale

gray-green color, while its seed cones are relatively large. Some Native American groups relied on the pine seeds as a food source.

This Coastal Live Oak is also endemic to California. Like the Gray Pine, it is found nowhere else on the earth. According the Mary Hanson of Tuleyome, the Interior Live Oak has desirable characteristics appropriate for this species being planted more often in Woodland parks and open spaces:

- Studies indicate that the interior live oaks have the deepest root structures of all oak trees across the globe and roots can wind their way through rocky soil to find water. In Placer County, for example, the roots of one tree were traced down through over 24 feet of rock before they touched groundwater.
- The tree can live for up to 200 years.
- Interior live oaks are home to a variety of nesting birds and squirrels and are host trees to several different kinds of butterflies, like the California sister. If you look carefully on the leaves of these oaks, you can also see that they contain specialized galls to feed and protect the larvae of several different cynipid wasps.
- These trees can grow in a tall tree formation, reaching heights of between 30 and 70 feet, or they can grow in a low, scrubby shrub formation (between 6 and 20 feet tall), depending on their habitat.

Conclusion:

Staff recommends that the City Council conduct a Public Hearing and adopt Resolution No. _____, designating Five Trees as Local Landmark Trees and Five Trees as Specimen Trees located in Public Land.

Prepared By: Megan Meier, Associate Planner

Reviewed By: Cindy Norris, Principal Planner

Brent Meyer, Acting Community Development Director / City Engineering



Ken Hiatt
City Manager

Attachments:

1. Reso Landmark & Specimen Trees
2. 2020 Landmark & Specimen Tree Nominee Location
3. D. Wilkinson---Woodland King Oaks
4. Yolo County Letter of Support
5. Woodland School District Letter of Support
6. 524 Third St. Tree nomination

CITY OF WOODLAND RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
DESIGNATING FIVE TREES AS LOCAL LANDMARK TREES AND FIVE TREES AS
SPECIMEN TREES LOCATED ON PUBLIC LAND**

WHEREAS, the City Council held a duly noticed public hearing on December 1, 2020, to review and consider approval of the designation of five trees as Local Landmark Trees and five trees as Specimen Trees including:

Landmark Trees

1. **London Plane (*Platanus x acerifolia*)**, located approximately at 524 Third Street
2. **Cork Oak (*Quercus Suber*)**, located in Beamer Elementary School staff parking lot on Yolo Street
3. **Valley Oak (*Quercus lobata*)**, located at Dingle Elementary School mid-block on Oak Avenue
4. **Valley Oak (*Quercus lobata*)**, located to the right of the Historic Gibson House
5. **Valley Oak (*Quercus lobata*)**, located in the south planting strip at the intersection of Casa Linda Drive and Cleveland Street.

Specimen Trees

1. **Coastal Live Oak (*Quercus agrifolia*)**, located in Ferns Park Nature Area
2. **Gray Pine (*Pinus Sabiniana*)**, located in Ferns Park Nature Area
3. **English Walnut (*Juglans regia*)**, located in Ferns Park mid-block on W Southwood Dr
4. **Canary Island Pine (*Pinus Canariensis*)**, located in Freeman Park along west fence line
5. **Blue Atlas Cedar (*Cedrus Atlantica "Glauca"*)**, located in Freeman Park

Local Landmark and Specimen Trees identified in Exhibit A; and

WHEREAS, Section 15.24.030 of the Woodland City Code sets forth procedures and criteria for the designation of historical landmarks; and

WHEREAS, the City Council finds that the nominated trees are of historical importance to the community and are part of the original fabric of the city, its heritage and its namesake; and

WHEREAS, the age, size, visibility and historical significance of the trees warrants preservation and honorary designation as Local Landmarks or Specimen Trees to ensure, for as long as the trees are in good health, that they are preserved; and

WHEREAS, local landmark designation of the trees, with proper marking, will inform the general public about Woodland's tree heritage, tree species, and longevity of native oaks; and

WHEREAS, the Historical Preservation Commission and the Parks and Recreation Commission have both unanimously recommended that the five trees be designated as Landmark Trees and five be designated as Specimen Trees as outlined in 12.48.020 of the Woodland Municipal Code; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland does hereby designate five Local Landmark Trees that include a London Plane in planting strip on Third Street, Cork Oak at Beamer Elementary School, Valley Oak at Dingle Elementary School, Valley Oak at the Historic Gibson House, Valley Oak in the planting strip on Casa Linda Drive. Five Specimen Trees that include a Native Oak, Gray Pine, and Walnut in Ferns Park, Canary Island Pine and Blue Atlas Cedar in Freeman Park, pursuant to Section 12.48.020 of the Woodland Municipal Code.

PASSED AND ADOPTED by the City Council this 1st day of December, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF WOODLAND

Rich Lansburgh, Mayor

ATTEST:

Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

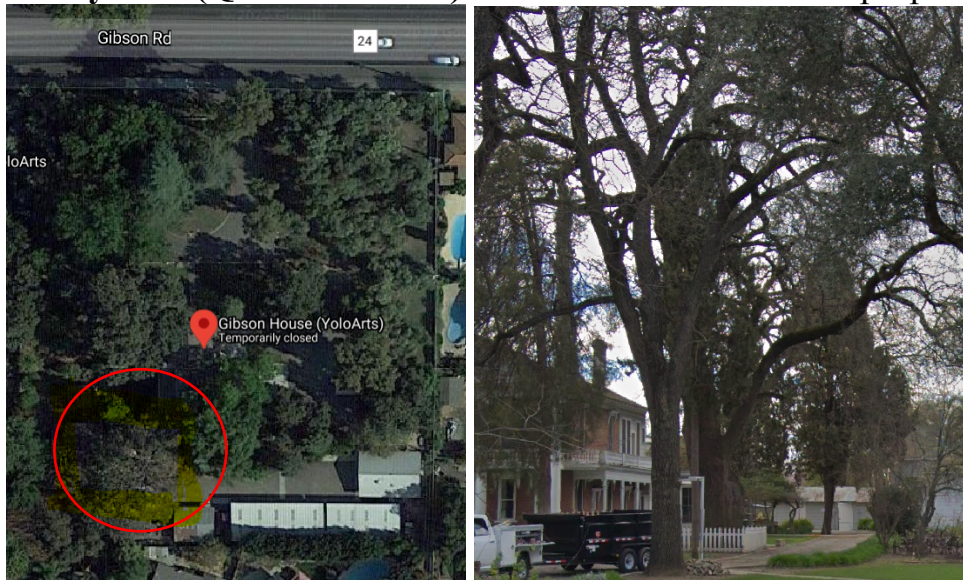
Dated: _____

EXHIBIT A

2020 Landmark & Specimen Tree Nominee Identification and Location

Nominated Landmark Trees

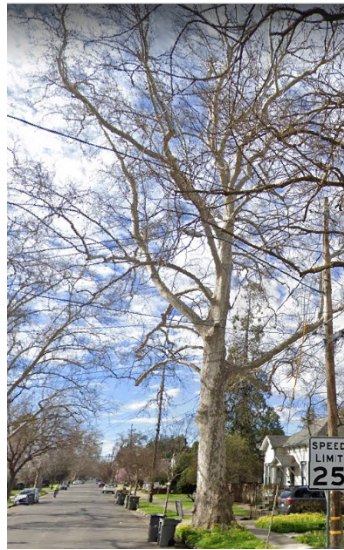
Valley Oak (*Quercus lobata*) at Historic Gibson House property



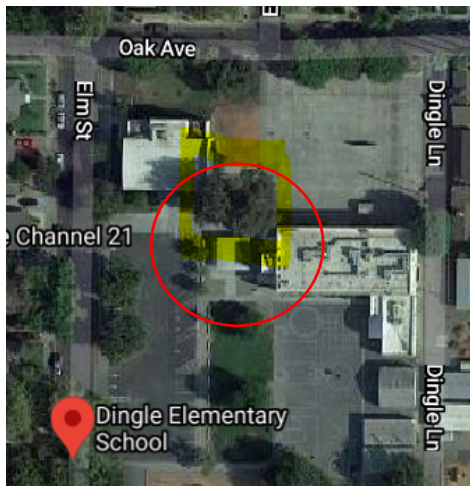
Valley Oak (*Quercus lobata*) City tree located in the south planting strip at the intersection of Casa Linda Drive and Cleveland Street



London Plane (*Platanus x acerifolia*) in planting strip at 524 Third St



Valley Oak (*Quercus lobata*) at Dingle Elementary School, (visible mid-block on Oak Avenue at the interior of the school yard)



Cork Oak (*Quercus suber*) at Beamer Elementary School, (in the staff parking lot on Yolo Street)



Nominated Specimen Trees

Native Oak, located in Ferns Park Nature Area



Gray Pine (*Pinus Sabiniana*), located in Ferns Park Nature Area



Walnut, located in Ferns Park mid-block on W. Southwood Drive



Canary Island Pine (*Pinus Canariensis*), located in Freeman Park along west fence line



Blue Atlas Cedar (*Cedrus Atlantica* “*Glauca*”), located in Freeman Park

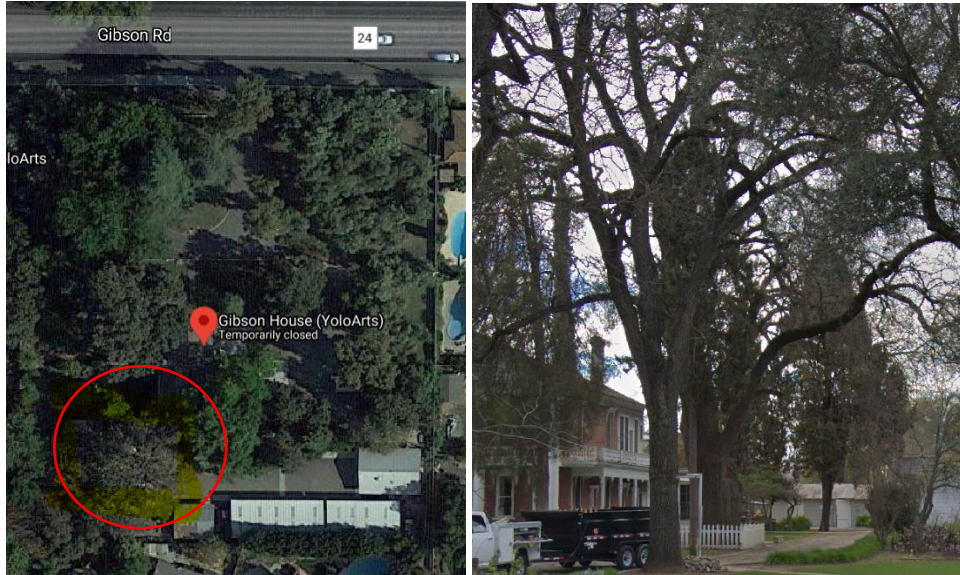


2020 Landmark & Specimen Tree Nominee

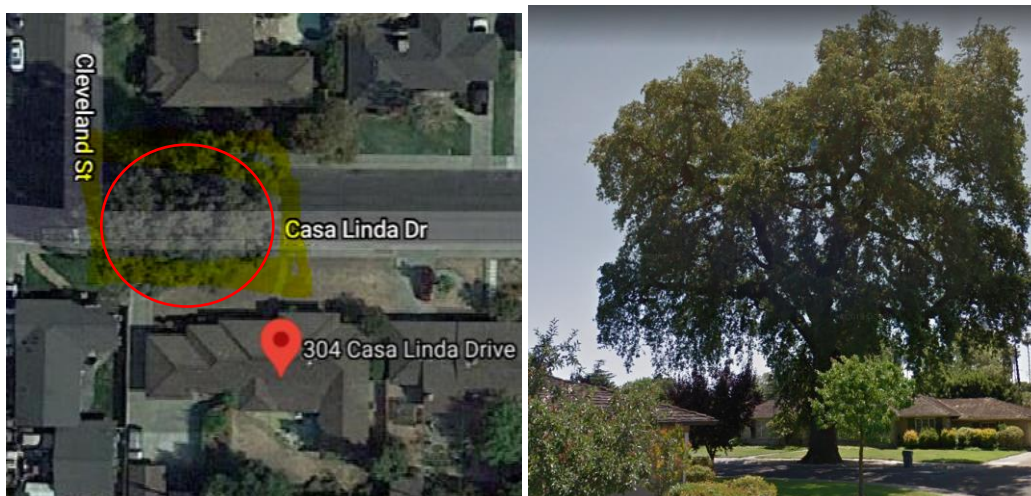
Identification and Location

Nominated Landmark Trees

Valley Oak (*Quercus lobata*) at Historic Gibson House property



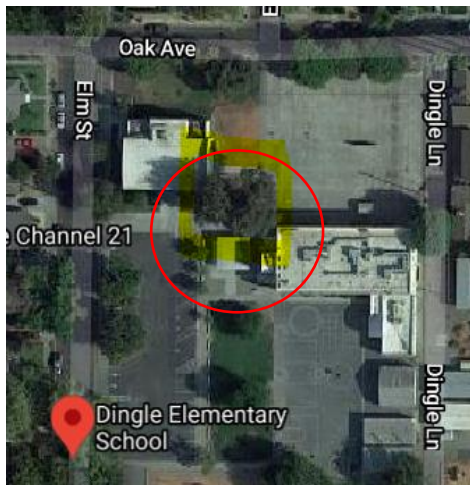
Valley Oak (*Quercus lobata*) City tree located in the south planting strip at the intersection of Casa Linda Drive and Cleveland Street



London Plane (*Platanus x acerifolia*) in planting strip at 524 Third St



Valley Oak (*Quercus lobata*) at Dingle Elementary School, (visible mid-block on Oak Avenue at the interior of the school yard)



Cork Oak (*Quercus suber*) at Beamer Elementary School, (in the staff parking lot on Yolo Street)



Nominated Specimen Trees

Coastal Live Oak (*Quercus agrifolia*), located in Ferns Park Nature Area



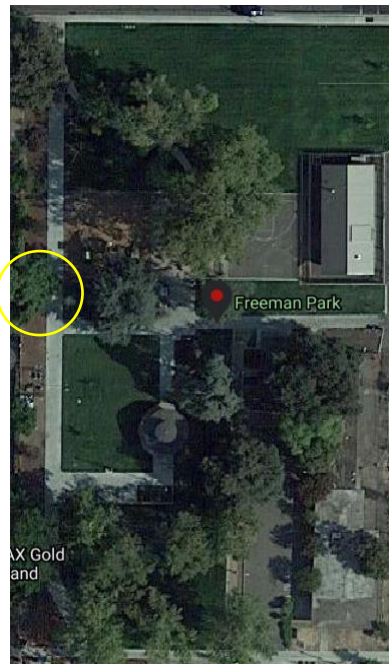
Gray Pine (*Pinus Sabiniana*), located in Ferns Park Nature Area



English Walnut (*Juglans x regia*), located in Ferns Park mid-block on W. Southwood Drive



Canary Island Pine (*Pinus Canariensis*), located in Freeman Park along west fence line



Blue Atlas Cedar (*Cedrus Atlantica* “*Glauca*”), located in Freeman Park



From: David Wilkinson, *Gertrude's Oaks*, book manuscript.

*People hope and labor and despair,
Laughter they have and sorrow;
The trees their gods' composure wear
Tomorrow and tomorrow.*

~John Vance Cheney
"The Trees"

Chapter 19 WOODLAND'S KING OAKS

During Woodland's formative years, entire oak woodlands surrounding what is today the old part of Woodland were scraped of its trees and other vegetation for farming. But some extraordinary trees, like nature's cathedrals, are so awe inspiring, so utterly powerful, they manage to escape the proverbial woodpile of lesser oaks.

Two giants with a diameter of 7 feet and estimated to be 400 years old are the king trees of Woodland. One of these primordial tree gods commands the sky at 304 Casa Linda Drive. This tree is a stunning work of nature. Its specialness humbled the housing developer who instructed his civil engineer to route the street *around* instead of through it when Casa Linda Park was developed in the 1950s. Aside from the visionary work of engineer Mark Daniels to preserve as many oaks as possible in Beamer Park when he laid out that upscale enclave in 1913, moving a street in Woodland to preserve oaks was rare indeed.

An oak of this stature would normally be money in the bank for a pioneer farmer or housing developer considering the cordage of firewood it would produce for ready brokers. As an example, when Joe Davis was hired in 1926 to cut down a 150 year old oak near Main and Elm streets to clear the way for a new car dealership, he estimated at least 16 cords of wood could be taken from the fallen tree.¹ We would expect significantly more cordage from the Casa Linda oak.

The Casa Linda oak dwarfs most trees by its sheer size and weight. Based upon its 81.8 inch diameter, 94 foot height, and extremely dense hardwood, Rolf Frankenbach of the Woodland Tree Foundation, using published data, calculated the specimen weighs 66.3 metric tons or 146,191 pounds. This is the equivalent of stacking up 47 Toyota Prius cars and weighing them. A tree of this hugeness has been storing carbon for centuries, which it extracts in the form of CO₂ from Woodland's sky. Its woody biomass contains over 34,000 pounds of carbon, which means this single tree has absorbed in its lifetime 125,000 pounds of CO₂, a greenhouse gas. With proper care it might live another one hundred years.

¹ *Woodland Daily Democrat*. December 3, 1926.

As a younger but still very large tree 150 years ago, this remnant of Woodland's "first forest" served a utilitarian purpose: when the land was plowed around it, the oak sheltered animals, farm workers, and shaded farm structures.

This superlative tree is easy to spot on a 1937 aerial photo. It was part of the *Roselawn* farm and stock enterprise owned by Thomas and Virginia Gibson. Their handsome colonial revival farmhouse, set in a large lawn dotted with swaying Mexican fan palms (*Washingtonia robusta*), is a picture of civility. Located at 311 Gibson Road, there's a large oak on the eastern side of the house, likely planted or allowed to grow as a small wild tree at the time the house was built in 1905. The Casa Linda oak is spotted on the map behind the house along a dirt road connecting Gibson Road with West Street. It appears to be shading a structure. With the exception of another large tree nearby and smaller trees retained near the main farmhouse, the surrounding farmland, by this time, was devoid of trees.

Thomas Gibson's parents, William and Mary Gibson, pioneer settlers whose "home place" is located nearby at 512 Gibson Road (now a museum) sensibly built their Corinthian-columned, Greek Revival-style farmhouse, inspired by their Southern roots, in 1870 near enough to their king oak to provide natural "air conditioning" during the blistering summer months. They named their estate "Lone Oak."

In a 1929 interview with the *Daily Democrat* Robert "Bobby" Gibson, William and Mary's oldest son who lived at Lone Oak and farmed 173-acres, which remained after most of his parent's farmland was sold after their deaths, explained that when his parents settled the place in 1857 the large oak was a solitary specimen with few trees in this section of Yolo County. Bobby Gibson was born in 1860 in a small cabin just west of where the "mansion" would be built ten years later.

By 1929 the lush garden and tree-scape surrounding Lone Oak looked much like we see it today. Gone, however, are the date palms that were planted when Bobby and his siblings were kids, as is the large eucalyptus that Bobby personally planted. As an aging adult he grew tired of its leaf and bark shed. One of the two Mexican white cedars (*Cupressus lusitanica*) planted by Bobby's brothers in the front lawn still stand 160 years later. The older citrus trees have been there for over a century. The progeny of the Lone Oak have popped up on the estate. One of these valley oaks, which lies fifty yards west of the mansion in the front yard of a modern house in a subdivision split off of the Gibson holdings, is quite impressive.

Lone Oak's symmetry is pretty intact for a tree of its age, but a large scar from a huge limb that dropped in 1929 shortly before Bobby was interviewed is very visible. According to Bobby: "Before that limb came down you could allow two feet per person and at noon put 6,200 people in its shade—the whole population of Woodland."²

² Ibid. September 6, 1929.

Hyperbole? Perhaps, but Lone Oak was the scene of many grand parties under the protecting, motherly limbs of this famous tree.

In 1900 the iconic balcony of the brick house was draped in red, white, and blue bunting. It was Independence Day and the Gibsons were in a mood to celebrate their good fortune. They, like other hard-working pioneers, had achieved their slice of the California dream. Their patriotism and gratitude was manifest in smiles, laughter and handshakes as they greeted good friends to share in their bounty. Two hundred other hearty Woodland luminaries were invited to a festive BBQ dinner with music, speeches, toasts, and good cheer. 500 pounds of beef, mutton, and pork was roasted over a large pit to serve guests, who were treated to cake and ice cream for desert. Tables for all guests were set up under the heroic oak whose galaxy of lobed leaves stirred in the late afternoon breezes. ³

Today Lone Oak remains the centerpiece of the Yolo County Historical Museum's garden and cultural center, the active scene of weddings, lectures, art shows, historical tours, plant sales, and destination for students learning about California history. Woodland's king oak is well maintained by the county, and may live to be 500 years old. Regular tree maintenance by experienced arborists is essential for these old oaks. In order to reduce the chances of a huge limb dropping onto the house, arborists inspect the oak every few years for any signs of decay and water intrusion which can rot and weaken the limbs; excess weight should be pruned off of the main limbs to reduce stress and mitigate failure.

This immense tree is as tall as a ten story building and has an 83 inch diameter, which is slightly larger than the Casa Linda Oak. It weighs over 165,000 pounds, the equivalent of about 13 African bush elephants or 1,000 average-sized humans. An ecological workhorse, during its 400 year life it has absorbed 64.4 metric tons of CO₂ or the equivalent of CO₂ emissions from 7,247 gallons of burned gasoline. All this while producing the oxygen we breathe.

While the Gibson House oak is considered a living treasure to be preserved as long as possible, the fate of the Casa Linda oak is precarious. The community's decades-old quest to protect and preserve its dwindling stock of valley oak trees, balanced by the imperatives of public safety and economic development, was put to the test once again in October 2000.

When Casa Linda Park was laid out, the new road respected the tree. The problem was, a house was built literally under one of the huge limbs, instead of creating distance with a small pocket park with the oak as the centerpiece. Today, in the new Spring Lake residential neighborhoods, for example, the few remnant oaks exceeding 33 inches in diameter are protected under the city's current tree ordinance and kept in the landscape. Ample room is left around the tree's dripline (width of canopy) and this area

³ Ibid. July 5, 1900.

will remain dry during the summer. The new houses are spaced far enough away from these oaks to be unaffected by any wayward tree branches.

On a fall day in 2000 there was a sharp cracking sound and the Casa Linda oak, without much advance warning, shed one of its huge, weighty limbs that brutally tore through the roof of the house at 304 Casa Linda Drive, causing major damage. Luckily, no one was hurt. Fearing for his family's safety, owner Don Huff Jr. spoke before the Tree Commission and asked the city to remove the tree, albeit with conflicting emotions:

*We love the tree. We have been there 32 years and admire it every day. The tree is reaching the end (of its useful life). Whether that end will come immediately or not is a crapshoot. For the safety of all, it should be removed. And if you're going to recommend cabling it and monitoring it, I hope you use strong cables.*⁴

Tree advocates were passionate in their defense of the iconic tree, asking commissioners to forestall the death of the oak and advocate for its preservation in their recommendation to the city council. The tree had a major pedigree. According to assistant city manager, Phil Marler, the Casa Linda oak, with its classic stout trunk, mushroom shape, and gnarly spreading crown was the inspiration for the design of the City of Woodland's official flag, which proudly displays the oak as the centerpiece.

The potential demise of this emblematic specimen set off emotional fireworks and conflicting opinions on how much liability and risk is acceptable when the fate of an ancient tree that symbolizes Woodland's natural history and identity is at stake. Was there a middle ground that protected the tree and eased the fears of the neighborhood?

Tom Hall, a state biologist who lived near the tree, sided with the oak:

*The tree is one of the largest I have seen in my career. I regret the recent damage to Mr. Huff's house but I'd be more than willing to trade homes.*⁵

Arborist Miles Danforth, who had inspected and climbed many oaks while managing his local tree services company, estimated it would cost between \$5,000 - \$10,000 to have the huge tree removed, compared with \$2,000 - \$3,000 in pruning and cabling costs, followed by regular inspections and maintenance.

John Murphy, the chair of the Tree Commission, after listening to passionate and reasoned testimony stated:

⁴ Davis Enterprise, October 29, 2000.

⁵ Ibid.

*I think the tree deserves a heroic effort and the city should put together a dream team to see to full implementation (of the recommendations for inspections and cabling of the tree).*⁶

In their recommendation to the city council, the commission agreed with Murphy and voted 3-1 to save the tree.

A few days later while addressing the city council Murphy went even further in his defense of saving the tree: *“If this oak is not worth a heroic effort to save it then what is?”*⁷

In the end, the city council voted to accept the tree commission’s recommendation and preserve the tree. To allow the Huffs to sleep better at night, another massive tree limb pointing in the direction of their house was removed, altering the overall shape and symmetry of the tree.

Today, nearly two decades since that gut-wrenching decision to stay the removal of the town’s iconic oak, it stands proudly, a revered, albeit wounded, arboreal monarch. Long-lived and extraordinary tree specimens, which inspire awe among mere humans from one generation to the next, over the passage of time become more than mere landmarks: they transcend to the realm of the sacred.

Yet, some people don’t see it that way. In 2017 I nominated the Casa Linda oak to be designated a Woodland landmark. This honorary designation elicited grumbles from at least one Casa Linda Park resident, re-kindling old fears; the city put the nomination on hold. There is time. I have a feeling this ancient tree, too prominent and useful to be destroyed for agriculture and a mid-twentieth century subdivision, will outlive us all.

⁶ Ibid.

⁷ *Woodland Daily Democrat*, November 3, 2000.



GARY SANDY

Yolo County Supervisor

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July 10, 2020

Erika Bumgardner
Christine Engel
City of Woodland
300 First Street
Woodland, CA. 95695

Dear Erika and Christine,

I am in full support of David Wilkinson's nomination to designate the large, ancient oak tree, located at the west front corner of the Gibson House—Gibson House property: 512 Gibson Rd, Woodland-- as a landmark tree. Yolo County agrees that routine maintenance and removal, if life and/or safety is of concern, or the County's Arborist recommends removal due to disease, is permitted without city review. Major maintenance or removal of the tree for other purposes will require city review and review by the Historical Preservation Commission.

We look forward to honoring this tree in the near future.

Sincerely,

Gary Sandy,
Yolo County Supervisor, 3rd District

GS/dep

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

"Excellence for All"

Superintendent's Office

Board of Trustees

Morgan Childers, President
Jake Whitaker, Vice President
Teresa Guerrero, Clerk
Deborah Bautista Zavala
Debbie Decker
Karen Rosenkilde-Bayne
Rogelio Villagrana



435 Sixth Street
Woodland, CA 95695
Phone: (530) 406-3202
Fax: (530) 662-6956

District Website: www.wjUSD.org

Tom Pritchard, Superintendent

June 23, 2020

David Wilkinson
Woodland Tree Foundation

Dear Mr. Wilkinson

We are in full support for the City of Woodland's nomination to designate two landmark trees, one at Dingle Elementary School and the other at Beamer Elementary School. The Woodland Joint Unified School District agrees that routine maintenance and removal if life/safety is of concern, is permitted without city review. Major maintenance or removal for other purposes will require city review, and review by the Historical Preservation Commission.

We look forward to honoring these trees in the near future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Pritchard", with a stylized flourish at the end.

Tom Pritchard
Superintendent
Woodland Joint Unified School District

July 08 2020

Robert Brigham

524 3rd Street

Woodland, CA 95695

Erika Bumgardner

Senior Planner

City of Woodland

300 First Street

Woodland, CA. 95695

Good afternoon

I would like to request that the London Plane tree on the park strip in front of my residence at 524 3rd Street be nominated Landmark status.

This tree is thought to be well over 100 years old. It stands out as it towers over the neighborhood canopy. My family has been in this house a little over 50 years. I have grown up with this tree, and now my sons get to enjoy it as I had. It is amazing to think of all the city history this tree has borne witness to.

The Woodland Urban Forestry department takes good care of the tree. It continues to grow and thrive to this day.

I hope you will consider this tree for Landmark status.

Respectfully,

Robert Brigham