

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, January 18, 2022

6:00 PM

City Council

CITY COUNCIL

PLEASE NOTE: The January 18, 2022 Woodland City Council meeting will be conducted pursuant to Government Code section 54953(e), which allows the City to hold meetings via teleconference during a proclaimed state of emergency, when state or local officials have imposed or recommended measures to promote social distancing.

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.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom City Council meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the City Clerk at CouncilMeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

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

Or Phone: US: +16699006833,,99759026181#

Or Telephone: Dial: US : +1 669 900 6833
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 6:00 PM.

B. ROLL CALL

All Council Members present via roll call vote.

Present: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega

Absent: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mayor Vega.

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.

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.

1. SUBJECT: Long Range Calendar

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

Verbal updates provided by Council Members/Staff.

F. CONSENT CALENDAR

2. SUBJECT: City Council Meeting Minutes of December 7, 2021 and December 21, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of December 7, 2021 and December 21, 2021.

Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of December 7, 2021 and December 21, 2021.

3. SUBJECT: Community Services Department Quarterly Status Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Community Services Departmental Quarterly Status Report for the period of October through December 2021.

Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of December 7, 2021 and December 21, 2021.

4. SUBJECT: 2022 Reappointment of Staff to Yolo County Waste Advisory Committee

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the appointment of Rosie Ledesma as the City of Woodland's representative on the Yolo County Waste Advisory Committee for the next four-year term.

Adopted RESOLUTION NO. 7836, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPOINTING A REPRESENTATIVE TO SERVE ON THE YOLO COUNTY WASTE ADVISORY COMMITTEE.

5. SUBJECT: Salary Schedule Effective January 1, 2022

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the City of Woodland Salary Schedule effective January 1, 2022.

Approved the City of Woodland Salary Schedule effective January 1, 2022.

6. SUBJECT: Professional Services Agreement for the Spring Lake Recycled Water Project, CIP #17-07

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to: 1) Approve the reallocation of \$205,000 of Water Enterprise Funds from Water System Leak Detection & Repairs, CIP #09-23, to the Spring Lake Recycled Water Project, CIP #17-07; and 2) Approve the reallocation of \$125,000 of Water Enterprise Funds from Preparation of America's Water Infrastructure Act Plans, CIP #21-03, to the Spring Lake Recycled Water Project, CIP #17-07; and 2.) Approve the reallocation of \$10,000 of Water Enterprise Funds from 2020 Urban Water Management Plan, CIP #21-04, to the Spring Lake Recycled Water Project, CIP #17-07; and 3) Approve a professional services agreement for the Spring Lake Recycled Water Project, CIP #17-07, with West Yost Associates (West Yost) for engineering design services in the amount of \$275,389 and approve a contingency of up to an additional 10% of the contract award amount (\$27,538).

Adopted RESOLUTION NO. 7837, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR SPRING LAKE RECYCLED WATER PROJECT, CIP 17-07.

7. SUBJECT: Loan and Purchase Price Limits for First Time Homebuyers Loan Assistance Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to increase the loan limit to \$120,000 for the City's First Time Homebuyers Loan Assistance Program and increase the home purchase price limits to \$423,000 (existing homes) and \$439,000 (new homes) for the program.

Adopted RESOLUTION NO. 7838, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CHANGES TO THE LOAN AND PURCHASE PRICE LIMITS FOR THE CITY'S FIRST TIME HOMEBUYERS LOAN ASSISTANCE PROGRAM.

8. SUBJECT: Loan Agreement for 310 West Main Street Affordable Housing Project

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) approving an appropriation of \$500,000 from the Affordable Housing In-Lieu Fees Fund (327) and authorizing the Finance Officer to amend the Fiscal Year 2022 budget as necessary, (2) approving a fifteen-year residual receipts loan to the Chelsea Investment Corporation ("Chelsea") in the amount of \$500,000 with three percent (3%) simple interest for Chelsea's 72-unit multifamily affordable rental project at 310 West Main Street, (3) authorizing the City to enter into a regulatory agreement and declaration of restrictive covenants with Chelsea for the 310 West Main Street project to ensure the affordability of the project for a term of not less than 55

years, and (4) authorizing the City Manager to execute the loan documents and regulatory agreement in a form as prepared and approved by the City Attorney and take such other actions and execute such documents as necessary to make the City loan and ensure the affordability of the project.

Adopted RESOLUTION NO. 7839, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A \$500,000 LOAN FROM THE AFFORDABLE HOUSING IN-LIEU FEES FUND TO ASSIST CHELSEA INVESTMENT CORPORATION WITH THE CONSTRUCTION OF A 72-UNIT MULTIFAMILY PROJECT AT 310 WEST MAIN STREET.

9. SUBJECT: Application for the FY22 CalRecycle Illegal Disposal Site Abatement Grant Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, 1) Authorizing the Homeless Services Manager to submit an application for the FY2021/22 CalRecycle Illegal Disposal Site Abatement Grant Program in the amount of \$140,000 over a two-year grant period for use in the removal and disposal of illegal solid waste dumped in the City, and to accept the grant if awarded; and 2) Authorizing the City Manager to appropriate \$140,000 to the State Grants Fund (325) for the use in contracted services for removal and disposal of illegal solid waste dumped in the City.

Adopted RESOLUTION NO. 7840, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE HOMELESS SERVICES MANAGER TO SUBMIT AN APPLICATION FOR THE FY2021/22 CALRECYCLE ILLEGAL DISPOSAL SITE ABATEBEMENT AND TO ACCEPT THE GRANT IF AWARDED; AND AUTHORIZING THE CITY MANAGER TO APPROPRIATE \$140,000 TO THE STATE GRANTS FUND (325) FOR USE IN CONTRACTED SERVICES FOR REMOVAL AND DISPOSAL OF ILLEGAL SOLID WASTE DUMPED IN THE CITY.

On a motion by Council Member Lansburgh, seconded by Council Member Stallard and carried unanimously on a 5-0 roll call vote, Council Members approved Consent Calendar Items No. 2 through 9.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
NOES: None

G. PUBLIC HEARINGS

10. SUBJECT: Formation of Community Facilities District No. 2022-1 (Prudler Services) and Annexation into Spring Lake Maintenance Community Facilities District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) hold a public hearing, and (2) approve the following four (4) resolutions: Resolution No. _____, Establishing Community Facilities District No. 2022-1 (Prudler Services) and Calling an Election; Resolution No. _____, Declaring the Results of the election in Community Facilities District No. 2022-1(Prudler Services); Resolution No. _____, Calling an Election Within the Area Proposed to be Annexed to the Spring Lake Maintenance Community Facilities District; Resolution No. _____, Declaring the Results of the Election in Spring Lake

Maintenance Community Facilities District;
Staff further recommends that the City Council conduct a first reading of the following two ordinances:

Ordinance No. _____, Levying and Apportioning the Special Tax in Community Facilities District No. 2022-1 (Prudler Services);
Ordinance No. _____, Levying and Apportioning the Special Tax in Territory Annexed to the City of Woodland Spring Lake Maintenance Community Facilities District.

On a motion by Council Member Stallard, seconded by Council Member Garcia-Cadena and carried unanimously on a 5-0 roll call vote, Council Members adopted RESOLUTION NO. 7841, A RESOLUTION ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2022-1 (PRUDLER SERVICES) AND CALLING AN ELECTION FOR THE PURPOSE OF SUBMITTING THE LEVY OF THE SPECIAL TAX AND THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT TO THE QUALIFIED ELECTORS OF THE DISTRICT; RESOLUTION NO. 7842, A RESOLUTION DECLARING THE RESULTS OF THE SPECIAL ELECTION HELD ON TUESDAY, JANUARY 18, 2022, IN COMMUNITY FACILITIES DISTRICT NO. 2022-1 (PRUDLER SERVICES); RESOLUTION NO. 7843, A RESOLUTION CALLING AN ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS THE QUESTION OF LEVYING A SPECIAL TAX WITHIN THE AREA PROPOSED TO BE ANNEXED TO SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT - Annexation No. 4; and RESOLUTION NO. 7844, A RESOLUTION DECLARING THE RESULTS OF THE SPECIAL ELECTION HELD ON TUESDAY, JANUARY 18, 2022, AND ORDERING THE ANNEXATION OF TERRITORY TO SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT - Annexation No. 4.

**AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
NOES: None**

On a motion by Council Member Stallard, seconded by Mayor Vega and carried unanimously on a 5-0 roll call vote, Council Members conducted a first reading of an Ordinance Levying and Apportioning the Special Tax in Community Facilities District No. 2022-1 (Prudler Services) and an Ordinance Levying and Apportioning the Special Tax in Territory Annexed to the City of Woodland Spring Lake Maintenance Community Facilities District.

**AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
NOES: None**

H. REPORTS OF THE CITY MANAGER

11. SUBJECT: Approve Updated Rick Gonzales Sr. Park Master Plan

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, to approve the attached updated Master Plan for Rick Gonzales Sr. Park.

On a motion by Council Member Garcia-Cadena, seconded by Mayor Vega and carried unanimously on a 5-0 roll call vote, Council Members adopted RESOLUTION NO. 7845, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE MASTER PLAN FOR RICK GONZALES SR. PARK.

**AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
NOES: None**

12. SUBJECT: Woodland Regional Park Preserve – Project Update and Lease Agreement for Environmental Education Center

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an update on the Woodland Regional Park Preserve project and approve Resolution No. _____, authorizing the City Manager to terminate the existing lease agreement with Explorit Science Center and to execute a lease agreement with Tuleyome for a portion of the site for the improvement and operation of an Environmental Education Center.

On a motion by Council Member Stallard, seconded by Council Member Lansburgh and carried unanimously on a 5-0 roll call vote, Council Members adopted RESOLUTION NO. 7846, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO TERMINATE EXISTING GROUND LEASE AGREEMENT WITH EXPLORIT SCIENCE CENTER AND EXECUTE A GROUND LEASE AGREEMENT WITH TULEYOME, A CALIFORNIA NON PROFIT CORPORATION FOR THE IMPROVEMENT AND LEASE OF A PORTION OF THE WOODLAND REGIONAL PARK PRESERVE SITE.

**AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
NOES: None**

I. ADJOURN

Meeting adjourned at 7:34 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ana B. Gonzalez'.

Ana B. Gonzalez, City Clerk

Adopted by Council: February 1, 2022