



## City of Woodland

### Meeting Agenda

#### City Council

City Hall  
Council Chambers  
300 First Street  
Woodland, CA 95695

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July 19, 2022  
6:00 PM

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#### CITY COUNCIL

#### CLOSED SESSION

5:30 PM

##### A. CALL TO ORDER

##### B. CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code §54956.8)  
Properties: Assessor's Parcel Numbers 005-644-016, 005-223-001, 005-223-002, 005-223-003, and 027-852-005  
Agency Negotiators: City Manager and City Attorney  
Negotiating Parties: Petrovich Properties LLC, and Main & East LLC  
Under Negotiation: Price and terms of payment

#### JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

##### C. CALL TO ORDER

##### D. ROLL CALL

##### E. PLEDGE OF ALLEGIANCE

##### F. COMMUNICATIONS - PUBLIC COMMENT

*This is an opportunity for the public to speak to the Council on any item other than those listed 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. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to [CouncilMeetings@cityofwoodland.org](mailto:CouncilMeetings@cityofwoodland.org). Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.*

2. SUBJECT: General Public Comments

WRITTEN COMMUNICATIONS: This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communication submitted for items specific to this agenda will be attached as a file to the associated agenda item.

#### **G. 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.*

3. SUBJECT: Long Range Calendar

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

#### **H. PRESENTATIONS**

4. SUBJECT: Certificate of Appreciation for Dan Sokolow

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the Certificate of Appreciation for Dan Sokolow in recognition of his many years of public service.

#### **I. CONSENT CALENDAR**

5. SUBJECT: Community Services Department Quarterly Status Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Community Services Department Quarterly Status Report for the period of April through June 2022.

6. SUBJECT: Fiscal Year 2022 Report on Affordable Housing Loan Portfolio and Status of City Affordable Housing Funds

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive and file the Fiscal Year 2022 report on the City's affordable housing loan portfolio and use of affordable housing in-lieu and Spring Lake affordable housing off-site funds.

7. SUBJECT: Receive and File the Manufactured Home Fair Practices Commission Annual Report for the 2021 Program Year

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive and file the Manufactured Home Fair Practices Commission Annual Report for the 2021 program year.

8. SUBJECT: Climate-Safe California Campaign Endorsement and Environmental Sustainability Community Input Meeting Summary

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) receive a summary of the Environmental Sustainability Community Input

Meeting, and 2) adopt Resolution No. \_\_\_\_\_, endorsing the Climate-Safe California campaign.

9. SUBJECT: Construction Contract for the Fifth and Clover Streets Sewer Rehabilitation, CIP 22-18, and Re-allocate Project Funding

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_:

1.) Authorizing the City Manager to create a new capital project, the Fifth and Clover Streets Sewer Rehabilitation Project, CIP 22-18 and allocate \$550,000 from CIP 08-21, Annual Sewer Repair and Replacement, to CIP 22-18; and  
2.) Award a construction contract with C.E. Cox General Engineering for construction services in the amount of \$400,579 for the Fifth and Clover Street Sewer Rehabilitation Project and approve construction contingencies of up to an additional 25% of the contract award amount (\$100,144.75).

10. SUBJECT: FY23 OTS STEP Grant Award Acceptance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, (1) authorizing the City to accept the FY2022/23 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant in the amount of \$100,000 and (2) authorizing the City Manager to appropriate \$100,000 in the OTS STEP Grant program budget in the State Grants Fund (325).

11. SUBJECT: Construction Contract for 2022 Road Maintenance Project, CIP 22-06

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, a resolution of the City Council to: 1) Approve a construction contract for the 2022 Road Maintenance Project, CIP 22-06; award the construction contract in the amount of \$729,486 to George Reed Inc. with both approval and award contingent on the expiration of the bid protest period for this project; authorize a contract contingency up to 15% (\$109,422.90) ; and authorize the City Manager to execute the construction contract and change orders; and 2) Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of \$97,556.00; authorize a contract contingency up to 10% (\$9,755.60); and authorize the City Manager to execute the agreement and amendments.

12. SUBJECT: 2022 Spring Lake Parks Project, CIP 20-03; Award Construction Contract

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, a resolution of the City Council to 1) Appropriate \$5,239,253 of additional Fund 640 - SLIF Parks & Recreation funding to the project; and 2) Approve a construction contract for the 2022 Spring Lake Parks Project, CIP 20-03; award the construction contract in the amount of \$4,202,700 to Olympic Construction, Inc.; authorize a contract contingency up to 10% (\$420,270); and authorize the City Manager to execute the construction contract and change orders; and 3) Approve a consultant services agreement for construction management and inspection services with Associated

Engineering Consultants, Inc. in the amount of \$601,958; authorize a contract contingency up to 10% (\$60,195.80); and authorize the City Manager to execute the agreement and amendments.

13. SUBJECT: Purchase of Magnesium Hydroxide MgOH for the Water Pollution Control Facility

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, authorizing the City Manager to purchase \$282,000 of magnesium hydroxide from Hill Brothers Chemical Company in FY22.

14. SUBJECT: Agreement with Woodland Police Officers' Association (WPOA)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, implementing a three (3) year agreement (July 1, 2022 to June 30, 2025) with the Woodland Police Officers' Association (WPOA) as described herein. Resolution No. 7948, which was adopted on July 5, 2022, is hereby replaced and superseded in its entirety by this Resolution.

15. SUBJECT: Salary Schedule effective July 1, 2022

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the City of Woodland salary schedule effective July 1, 2022.

#### **J. PUBLIC HEARINGS**

16. SUBJECT: PUBLIC HEARING - Spring Lake Ruby Estates -Request to approve a Tentative Subdivision Maps (TSM #5221) a Zoning Amendment to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and a Development Agreement for a parcel of land located within the Spring Lake Specific Plan Area to allow the development of 87 single-family lots, consistent with the Medium Density General Plan land use designation and multi-family R-15 specific plan designation for the property. APN: 042-030-054

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) receive the staff report (2) conduct a public hearing and (3) adopt Resolution No. \_\_\_\_\_, approving Tentative Subdivision Map #5221; adopt Resolution No. \_\_\_\_\_, approving Site Plan and Architectural Design Review; adopt Resolution No. \_\_\_\_\_, approving The use of the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with CEQA; introduce and waive the first reading of Ordinance No. \_\_\_\_\_, approving a Planned Development overlay and Conditional use Permit; introduce and waive the first reading of Ordinance No. \_\_\_\_ approving the Amended and Restated Development Agreement between the City of Woodland and The New Home Company of Northern California LLC, to use and develop the Ruby Estates project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

17. SUBJECT: PUBLIC HEARING - Weed Abatement Program Parcels not in Compliance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. \_\_\_\_\_, to hear and approve the list of parcels that were out of compliance for weed abatement requirements for the year 2021 and direct the Tax Collector of Yolo County to assess liens against real property to reimburse the City of the cost of removal of weeds, refuse, and dirt from the property.

18. SUBJECT: PUBLIC HEARING - Waste Management Liens

RECOMMENDATION FOR ACTION: Staff recommends that the City Council conduct a Public Hearing to receive input from property owners and adopt Resolution No. \_\_\_\_\_, "A Resolution Requesting Collection of Charges on Tax Roll".

19. SUBJECT: PUBLIC HEARING - Gateway Landscaping & Lighting District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. \_\_\_\_\_, approving the fiscal year 2022/2023 annual levy report and Resolution No. \_\_\_\_\_, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

20. SUBJECT: Public Hearing and Approval of Fiscal Year 2021/22 Community Development Block Grant Consolidated Annual Performance and Evaluation Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the following actions:

- 1) Hold a public hearing to receive community input on the Fiscal Year 2021/22 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER); and
- 2) Adopt Resolution No.\_\_\_\_\_, approving the FY 2021/22 CDBG CAPER in substantially the same form presented to Council and incorporating the financial reports completed through the Federal Integrated and Disbursement System on the expenditure of CDBG funds during FY 2021/22 and public comments received at tonight's public hearing and direct staff to submit the CAPER to the U.S. Department of Housing and Urban Development.

21. SUBJECT: Public Hearing on the Fiscal Year 2022/23 Community Development Block Grant Annual Action Plan and Authorization for Submittal of Action Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the following actions:

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2022/23 Community Development Block Grant (CDBG) Action Plan (Attachment A);
2. Adopt Resolution No.\_\_\_\_\_ to approve the Fiscal Year FY 2022/23 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel and City staff (Attachment B);
3. Direct staff to complete the FY 2022/23 Action Plan, as well as any other related documents required by the U.S. Department of Housing and

- Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2022/23 Action Plan once completed;
  5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
  6. Authorize the Finance Officer to make the budget allocations as specified.

#### **K. REPORTS OF THE CITY MANAGER**

22. SUBJECT: Agreement with Center for Land-Based Learning - Mobile Farmers Market

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, authorizing the City Manager to negotiate and enter into an Agreement to provide City funding for Woodland Mobile Farmers Market Project and appropriating \$250,000 in General Fund reserve balances

#### **L. 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, July 19, 2022 was posted on Friday, July 15, 2022 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.