City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

Regular Meeting Minutes

Tuesday, July 19, 2022

6:00 PM

<u>City Council</u>

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

Meeting called to order at 6:12 PM.

Council Member Tom Stallard recused himself from Closed Session. No reportable action.

D. ROLL CALL

Present: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
Absent: None

E. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Council Member Lansburgh.

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. 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.*

Doug Jahn spoke regarding a street lighting outage in his neighborhood. Amanda Slavatore of United Way presented the City of Woodland with a Corporate Community Champion plaque in recognition of the City's outstanding leadership in the community. Demaries Isom spoke regarding the graffiti problem and a potential mural project to cancel graffiti.

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.

Verbal updates provided by Council Members/Staff.

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.

Certificate of Appreciation was presented to Dan Sokolow for 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.

Received 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.

Received 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.

Received 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.

Adopted RESOLUTION NO. 7957, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ENDORSE THE CLIMATE-SAFE CALIFORNIA CAMPAIGN AND CALL UPON THE STATE OF CALIFORNIA TO ENACT SOLUTIONS TO REDUCE EMISSIONS.

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).

Adopted RESOLUTION NO. 7958, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONSTRUCTION CONTRACT FOR THE FIFTH AND CLOVER STREETS SEWER REHABILIATION, CIP 22-18, AND APPROPRIATE PROJECT FUNDING.

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).

Adopted RESOLUTION NO. 7959, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND (1) AUTHORIZING THE CITY TO ACCEPT THE FY2022/23 OFFICE OF TRAFFIC SAFETY (OTS) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) IN THE AMOUNT OF $100,000, AND (2) AUTHORIZING THE CITY MANAGER TO APPROPRIATE $100,000 IN THE OTS STEP 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.

Adopted RESOLUTION NO. 7960, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT FOR THE 2022 ROAD MAINTENANCE PROJECT, CIP 22-06.

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.

Mayor Vega recused herself from this item.

On a motion by Council Member Stallard, seconded by Mayor Pro Tem Fernandez and carried on a 4-0 vote, Council Members adopted RESOLUTION NO. 7961, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT FOR THE 2022 SPRING LAKE PARKS PROJECT; CIP 20-03.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh and Stallard

NOES: None
ABSENT: Mayor Vega

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.

Adopted RESOLUTION NO. 7962, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING AND APPROVING THE CITY MANAGER TO PURCHASE MAGNESIUM HYDROXIDE FROM HILL BROTHERS CHEMICAL COMPANY, IN AN AMOUNT NOT-TO-EXCEED $282,000.00 FOR 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.

Adopted RESOLUTION NO. 7963, MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WOODLAND AND THE WOODLAND POLICE OFFICERS' ASSOCIATION.

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.

Approved the City of Woodland salary schedule effective July 1, 2022.

On a motion by Council Member Stallard, seconded by Mayor Pro Tem Fernandez and carried unanimously on a 5-0 vote, Council Members approved Consent Calendar Items No. 5 through 15, with the exception of Item No. 12 - 2022 Spring Lake Parks Project, CIP #20-03. Mayor Vega recused herself from Item No. 12.

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

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.

On a motion by Council Member Lansburgh, seconded by Council Member Stallard and carried unanimously on a 5-0 vote, Council Members adopted RESOLUTION NO. 7964, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND CONFIRMING CONSITENCY WITH THE TURN OF THE CENTURY EIR FOR RUBY ESTATES DEVELOPMENT (MAP NO. 5221); RESOLUTION NO. 7965, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND FOR APPROVAL OF THE DESIGN AND SITE PLAN REVIEW FOR THE RUBY ESTATES RANCH R-15 DEVELOPMENT; and RESOLUTION NO. 7966, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING TENTATIVE SUBDIVISION MAP No. 5221, FOR RUBY ESTATES R-15 PROJECT IN SPRING LAKE, IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL.

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

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.

On a motion by Council Member Lansburgh, seconded by Mayor Pro Tem Fernandez and carried unanimously on a 5-0 vote, Council Members adopted RESOLUTION NO. 7967, A RESOLUTION REQUESTING COLLECTION OF CHARGES ON TAX ROLL, pertaining to Weed Abatement Liens.

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

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".

On a motion by Council Member Stallard, seconded by Council Member Garcia-Cadena and carried unanimously on a 5-0 vote, Council Members adopted RESOLUTION NO. 7968, A RESOLUTION REQUESTING COLLECTION OF CHARGES ON TAX ROLL,

pertaining to Waste Management liens.

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

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.

On a motion by Council Member Lansburgh, seconded by Mayor Pro Tem Fernandez and carried unanimously on a 5-0 vote, Council Members adopted a 1% assessment and RESOLUTION NO. 7969, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE FISCAL YEAR 2022/2023 ENGINEER'S REPORT REGARDING THE GATEWAY LANDSCAPING AND LIGHTING DISTRICT and RESOLUTION NO. 7970, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS REGARDING THE GATEWAY LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2022/2023.

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

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.

On a motion by Council Member Stallard, seconded by Mayor Pro Tem Fernandez and carried unanimously on a 5-0 vote, Council Members adopted RESOLUTION NO. 7971, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE FISCAL YEAR 2021/22 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT.

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

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.

On a motion by Mayor Vega, seconded by Council Member Garcia-Cadena and carried unanimously on a 5-0 vote, Council Members adopted RESOLUTION NO. 7972, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO HOLD A PUBLIC HEARING TO RECEIVE COMMUNITY INPUT ON THE FISCAL YEAR 2022/23 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND APPROVE THE ACTION PLAN.

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

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

On a motion by Mayor Pro Tem Fernandez, seconded by Council Member Garcia-Cadena and carried unanimously on a 5-0 vote, Council Members adopted RESOLUTION NO. 7973, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO ENTER INTO A FUNDING AGREEMENT TO PROVIDE CITY FUNDING FOR WOODLAND MOBILE FARMERS MARKET PROJECT AND TO APPROPRIATE $250,000 IN FUNDING.

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

L. ADJOURN

Meeting adjourned at 08:30 PM.

Respectfully submitted,

Ana B. Gonzalez, City Clerk

Adopted by Council: August 16, 2022