

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, September 5, 2023

6:00 PM

City Council

CITY COUNCIL

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.

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

Absent: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by League of Women Voters President Karen Urbano.

D. LAND ACKNOWLEDGEMENT

Land Acknowledgement led by Mayor Vicky Fernandez.

E. 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.

1. 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 communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.

Emails received from Henry Jackson regarding corruption and lack of assistance by Police Dept.; and Debra Roe regarding the intersection of E. Main and East Street.

F. 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.

2. SUBJECT: Long Range Calendar

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

G. CONSENT CALENDAR

3. SUBJECT: Proclamation Honoring Gary Sandy

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation honoring a Life of Service for Gary Sandy.

This item was voted on separately. On a motion by Mayor Vicky Fernandez, seconded by Council Member Lansburgh and carried unanimously on a 5-0 vote, Council Members adopted a proclamation honoring a Life of Service for Gary Sandy.

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

4. SUBJECT: City Council Meeting Minutes of August 15, 2023

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of August 15, 2023.

Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of August 15, 2023.

5. SUBJECT: Fire Mid-Management Association Memorandum of Understanding

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, implementing a three (3) year agreement (July 1, 2023 through June 30, 2026) with the Woodland Fire Mid-Management Association.

Adopted RESOLUTION NO. 8140, MEMORANDUM OF UNDERSTANDING CONCERNING FIRE MID-MANAGEMENT UNIT EMPLOYEES OF THE CITY OF WOODLAND.

6. SUBJECT: Beeghly Ranch Lot D and Lot G (Tim Lewis Revival) Development Agreement Amendment

RECOMMENDATION FOR ACTION: Staff recommends that the City Council conduct a second reading and adopt Ordinance No. 1706, approving the First Amendment to the project Development Agreement #20-02 between TL REVIVAL, L.P., (Tim Lewis Communities) and the City of Woodland.

This item was voted on separately. On a motion by Council Member Stallard, seconded by Council Member Vega and carried on a 4-1 vote, Council Members adopted ORDINANCE NO. 1706, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT 20-02 BETWEEN THE CITY OF WOODLAND AND TL PARTNERS X, LP (TL REVIVAL, L.P.) FOR THE BEEGHLY RANCH (REVIVAL) PROJECT IN THE SPRING LAKE AREA FOR TENTATIVE SUBDIVISION MAP NOS. 5196 (LOT D) 5197 (LOT G).

AYES: Members Garcia-Cadena, Lansburgh, Stallard and Vega
NOES: Mayor Vicky Fernandez

7. SUBJECT: Sewer Collection System Wastewater Treatment Master Plan, CIP 14-07; Approve Contract Amendment 3 with Brown and Caldwell for Professional Engineering Services to Prepare the Water Pollution Control Facility Master Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute the consultant services agreement amendment 3 with Brown and Caldwell for preparation of the Water Pollution Control Facility Master Plan for an amount up to \$55,209 for CIP 14-07, Sewer/Wastewater Treatment Master Plan.

Adopted RESOLUTION NO. 8141, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONTRACT AMENDMENT 3 WITH BROWN AND CALDWELL TO THE PROFESSIONAL ENGINEERING SERVICES CONTRACT TO PREPARE THE WATER POLLUTION CONTROL FACILITY MASTER PLAN, CIP #14-07.

8. SUBJECT: Yolo Bypass West Levee Culvert Replacement Project, CIP 20-06; Approve Contract Amendment No. 1 with Environmental Science Associates for Environmental and Permitting Services.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute Amendment No. 1 to the professional services agreement with Environmental Science Associates (ESA) for the Yolo Bypass West Levee Culvert Replacement Project, also known as the Storm Drainage Outfall Channel Culvert Structure Project, CIP 20-06 for an additional amount up to \$76,935.

Adopted RESOLUTION NO. 8142, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A PROFESSIONAL SERVICES AMENDMENT FOR THE YOLO BYPASS WEST LEVEE CULVERT REPLACEMENT PROJECT, CIP 20-06.

9. SUBJECT: 2021 Homeland Security Grant Award Appropriation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to appropriate \$43,367 to Fund 330 (Other Federal Grants) for the purchase of the awarded equipment.

Adopted RESOLUTION NO. 8143, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE APPROPRIATION OF \$43,367 TO FUND 330 FOR THE PURCHASE OF A TETHERED DRONE AS AWARDED UNDER THE 2021 HOMELAND SECURITY GRANT PROGRAM.

10. SUBJECT: FY24 OTS STEP Grant Award Acceptance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, (1) authorizing the Police Chief to accept the FY24 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant in the amount of \$69,300 and (2) authorizing the City Manager to appropriate \$69,300 in the OTS STEP Grant program budget in State Grants Fund 1325.

Adopted RESOLUTION NO. 8144, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND (1) AUTHORIZING THE POLICE CHIEF TO ACCEPT THE FY24 OFFICE OF TRAFFIC SAFETY (OTS) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) IN THE AMOUNT OF \$69,300, AND (2) AUTHORIZING THE CITY MANAGER TO

APPROPRIATE \$69,300 IN THE OTS STEP GRANT PROGRAM BUDGET IN STATE GRANTS FUND 1325.

11. SUBJECT: FY24 OTS Traffic Records Improvement Project Grant Award Acceptance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, (1) authorizing the Police Chief to accept the FY24 Office of Traffic Safety (OTS) Traffic Records Improvement Project (TRIP) Grant in the amount of \$24,800 and (2) authorizing the City Manager to appropriate \$24,800 in the OTS TRIP Grant program budget in State Grant Fund 1325.

Adopted RESOLUTION NO. 8145, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND (1) AUTHORIZING THE POLICE CHIEF TO ACCEPT THE FY24 OFFICE OF TRAFIC SAFETY OTS) TRAFFIC RECORDS IMPROVEMENT PROJECT (TRIP) GRANT IN THE AMOUNT OF \$24,800 AND (2) AUTHORIZING THE CITY MANAGER TO APPROPRIATE \$24,800 IN THE OTS TRIP PROGRAM BUDGET IN STATE GRANTS FUND 1325.

12. SUBJECT: Purchase of 3rd K-9 using Opioid Grant Funds

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, (1) authorizing the Police Chief to purchase a third canine using the opioid settlement funds and (2) authorizing the City Manager to appropriate \$27,155 in one-time funds and \$7,585 in recurring funds in Opioid Funds 1334.

Adopted RESOLUTION NO. 8146, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND (1) AUTHORIZING THE POLICE CHIEF TO PURCHASE A THIRD CANINE USING THE OPIOID SETTLEMENT FUNDS AND (2) AUTHORIZING THE CITY MANAGER TO APPROPRIATE \$27,155 IN ONE-TIME FUNDS AND \$7,585 IN RECURRING FUNDS IN OPIOID FUND 1334.

On a motion by Mayor Pro Tem Garcia-Cadena, seconded by Council Member Lansburgh and carried unanimously on a 5-0 vote, Council Members adopted Consent Calendar Items No. 4, 5 and 7 through 12.

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

H. PUBLIC HEARINGS

13. SUBJECT: Woodland Research and Technology Park Specific Plan

RECOMMENDATION FOR ACTION: Staff recommends that the City Council hold a Public Hearing and take the following actions associated with the Woodland Research and Technology Park Specific Plan:

1. Adopt Resolution No. _____ Certifying an Environmental Impact Report and Adopting CEQA Findings, Facts, Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Woodland Research and Technology Park Specific Plan project.

2. Adopt Resolution No._____ Amending the City of Woodland 2035 General Plan to Ensure Consistency with the Woodland Research and Technology Park Specific Plan.
3. Adopt Resolution No._____ Adopting the Woodland Research and Technology Park Specific Plan.
4. Waive the First Reading and Introduce Ordinance No._____ Establishing Zoning Designations (Prezoning) for the Woodland Research and Technology Park Specific Plan project, adding Chapter 17.04.070, Woodland Research and Technology Park Specific Plan, to the City of Woodland Municipal Code, Title 17, and Amending the City of Woodland Zoning Map to indicate thereon the zoning applicable to the Woodland Research and Technology Park Specific Plan.
5. Adopt Resolution No._____ Initiating Annexation of Approximately 350 acres into the City of Woodland.
6. Adopt Resolution No._____ Approving the Woodland Research and Technology Park Specific Plan Capital Improvement Program, Public Infrastructure Financing Plan and Nexus Study, and RTIF Fee
7. Waive the First Reading and Introduce Ordinance No._____ Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Anne-Elizabeth Beeman and Bullseye Land Company, LLC.
8. Waive the First Reading and Introduce Ordinance No._____ Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Costalotta Partners, LLC
9. Waive the First Reading and Introduce Ordinance No._____ Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Sewmawpaw Woodland LLC
10. Waive the First Reading and Introduce Ordinance No._____ Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Spencer Revocable Living Trust
11. Waive the First Reading and Introduce Ordinance No._____ Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Thomas C. Heaton and Olga Chengaeva

On a motion by Council Member Vega, seconded by Council Member Stallard and carried unanimously on a 5-0 vote, Council Members adopted:

RESOLUTION NO. 8147, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND CERTIFYING AN ENVIRONMENTAL IMPACT REPORT AND ADOPTING CEQA FINDINGS, FACTS, STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT, AND APPROVING THE PROJECT - APN: 041-080-022; 041-020-010, -017, -030, -031, -042, -043;

RESOLUTION NO. 8148, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE GENERAL PLAN FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT - APN: 041-080-022; 041-020-010, -017, -030, -031, -042, -043;

RESOLUTION NO. 8149, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN - APN: 041-080-022; 041-020-010, -017, -030, -031, -042, -043;

Waived the First Reading and Introduced an Ordinance Establishing Zoning Designations (Prezoning) for the Woodland Research and Technology Park Specific Plan project, adding Chapter 17.04.070, Woodland Research and Technology Park Specific Plan, to the City of Woodland Municipal Code, Title 17, and Amending the City of Woodland Zoning Map to indicate thereon the zoning applicable to the Woodland Research and Technology Park Specific Plan;

RESOLUTION NO. 8150, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND REQUESTING THE YOLO LOCAL AGENCY FORMATION COMMISSION PROCESS AN ANNEXATION APPLICATION FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PURSUANT to the CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF 2000 AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO FILE AN ANNEXATION APPLICATION WITH THE YOLO LOCAL AGENCY FORMATION COMMISSION - APN: 041-080-022; 041-020-010, -017, -030, -031, -042, -043;

**RESOLUTION NO. 8151, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AND ADOPTING THE WOODLAND RESEARCH AND TECHNOLOGY PARK CAPITAL IMPROVEMENT PROGRAM, PUBLIC FACILITIES FINANCING PLAN, DEVELOPMENT IMPACT FEE NEXUS STUDY, AND RESEARCH AND TECHNOLOGY INFRASTRUCTURE FEE FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT
APN: 041-080-022; 041-020-010, -017, -030, -031, -042, -043;**

Waived the First Reading and Introduced an Ordinance Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Anne-Elizabeth Beeman and Bullseye Land Company, LLC;

Waived the First Reading and Introduced an Ordinance Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Costalotta Partners, LLC;

Waived the First Reading and Introduced an Ordinance Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Sewmawpaw Woodland LLC;

Waived the First Reading and Introduced an Ordinance Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Spencer Revocable Living Trust;

Waived the First Reading and Introduced an Ordinance Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Thomas C. Heaton and Olga Chengaeva.

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

I. REPORTS OF THE CITY MANAGER

14. SUBJECT: Introduce and waive the first reading of an Ordinance revising Sections within Chapter 9.28, "Offenses - Miscellaneous," to Title 9 of the Woodland Municipal Code

RECOMMENDATION FOR ACTION: Staff recommends that the City Council introduce and waive the first reading of an ordinance of the City Council of the City of Woodland, California revising sections within Chapter 9.28, "Offenses-Miscellaneous," to Title 9 of the Woodland Municipal Code.

On a motion by Council Member Stallard, seconded by Rich Lansburgh and carried unanimously on a 5-0 vote, Council Members introduced and waived the first reading of an ordinance of the City Council of the City of Woodland, California revising sections within Chapter 9.28, "Offenses-Miscellaneous," to Title 9 of the Woodland Municipal Code.

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

15. SUBJECT: Woodland Finance Authority Wastewater Revenue Refunding Bond, Series 2022 Interest Rate Conversion

RECOMMENDATION FOR ACTION: Staff recommends that the Board of the Woodland Finance Authority approve Resolution No. ____ Approving the Conversion of the Interest Rate on the Wastewater Revenue Bonds, Refunding Series 2022.

On a motion by Mayor Pro Tem Garcia-Cadena, seconded by Council Member Vega and carried unanimously on a 5-0 vote, Council Members adopted WOODLAND FINANCE AUTHORITY RESOLUTION NO. 23-01, RESOLUTION APPROVING THE CONVERSION OF THE INTEREST RATE ON THE AUTHORITY'S WASTEWATER REVENUE BOND, REFUNDING SERIES 2022 TO THE TAX-EXEMPT RATE.

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

J. ADJOURN

Meeting adjourned at 8:10 PM in memory of County Supervisor Gary Sandy.

Respectfully submitted,



Ana B. Gonzalez, City Clerk

Adopted by Council: October 3, 2023