

# **City of Woodland**

City Hall  
Council Chambers  
300 First Street  
Woodland, CA 95695



## **Regular Meeting Minutes**

**Tuesday, September 19, 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

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

Absent: Member Lansburgh

#### C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Woodland Fire Department employee Sam Kennedy.

#### D. LAND ACKNOWLEDGEMENT

Land Acknowledgement read 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.*

**None.**

##### 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 Richard Torres regarding homelessness in Woodland and Christy Correa regarding an invitation to Nami Walks Yolo County on Sunday, October 8, 2023, 9:00AM at Woodland Community College.**

#### 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.

**Received the Long Range Calendar for informational purposes only.**

## **G. PRESENTATIONS**

3. SUBJECT: Sister City Visit: La Piedad de Michoacan, Mexico

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation from members of the planning committee for the upcoming delegation visit from Sister City of La Piedad de Michoacan, Mexico.

**Received a presentation from members of the planning committee for the upcoming delegation visit from Sister City of La Piedad de Michoacan, Mexico.**

## **H. CONSENT CALENDAR**

4. SUBJECT: National Hispanic Heritage Month

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation recognizing September 15, 2023 through October 15, 2023 as National Hispanic Heritage Month in Woodland

**Adopted a Proclamation recognizing September 15, 2023 through October 15, 2023 as National Hispanic Heritage Month in Woodland.**

5. SUBJECT: National Diaper Need Awareness Week Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim September 18 - 24, 2023 as National Diaper Need Awareness Week.

**Proclaimed September 18 - 24, 2023 as National Diaper Need Awareness Week.**

6. SUBJECT: Public Works Quarterly Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation and accept the Public Works Quarterly Status Report for the period of June 2023 through August 2023.

**Received a presentation and accept the Public Works Quarterly Status Report for the period of June 2023 through August 2023.**

7. SUBJECT: Carry-Over from FY2022/23 to FY2023/24 Unencumbered Appropriations

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, authorizing the carry-over of unencumbered appropriations from fiscal year 2022/23 to fiscal year 2023/24, totaling \$5,072,669.

**Adopted RESOLUTION NO. 8152, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENTS TO THE FISCAL YEAR 2023-2024 ANNUAL BUDGET.**

8. SUBJECT: Woodland Research and Technology Park Specific Plan - Second Reading for Rezoning and Development Agreements

RECOMMENDATION FOR ACTION: Staff recommends that the City Council conduct a second reading and adopt the following ordinances:

1. Ordinance No. 1707, 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.
2. Ordinance No. 1708, Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Costalotta Partners, LLC.
3. Ordinance No. 1709, Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Thomas C. Heaton and Olga Chengaeva.
4. Ordinance No. 1710, Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Sewmawpaw Woodland, LLC.
5. Ordinance No. 1711, Approving the Woodland Research and Technology Park Development Agreement by and between the City of Woodland and Spencer Revocable Living Trust.
6. Ordinance No. 1712, Establishing Zoning Designations (Prezoning) for the Woodland Research and Technology Park Specific Plan, adding Chpater 17.04.070, Woodland Research and Technology Park Specific Plan, to the City of Woodland Municial 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.

**Adopted ORDINANCE NO. 1707, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF WOODLAND AND ANNE-ELIZABETH BEEMAN AND BULLSEYE LAND COMPANY, LLC, FOR the WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT - APN: 041-020-042; ORDINANCE NO. 1708, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF WOODLAND AND COSTALOTTA PARTNERS, LLC, FOR the WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT - APN: 041-020-043 and 041-080-022; ORDINANCE No. 1709, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF WOODLAND AND THOMAS HEATON AND OLGA CHENGAEVA FOR the WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT - APN: 041-020-030 AND 041-020-031; ORDINANCE No. 1710, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF WOODLAND AND SEWMAWPAW WOODLAND LLC FOR the WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT - APN: 041-020-017; ORDINANCE No. 1711, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF WOODLAND AND SPENCER REVOCABLE LIVING TRUST FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT - APN: 041-020-010; and ORDINANCE No. 1712, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING PREZONING FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN PROJECT - APN: 041-080-022; 041-020-010, -017, -030, -031, -042, -043.**

9. SUBJECT: Receive Fiscal Year 2023 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 2023 report on the City's affordable housing loan portfolio and use of affordable housing funds.

**Received and filed the Fiscal Year 2023 report on the City's affordable housing loan portfolio and use of affordable housing funds.**

10. SUBJECT: Staybridge Suites Offsite Improvement Project, Contract Amendment

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, to approve a consultant services amendment for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of \$110,597.91 for a total agreement amount of \$151,587.91 and authorize the City Manager to execute the amendment.

**Adopted RESOLUTION NO. 8153, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, APPROVING AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES FOR CONSTRUCTION MANAGEMENT AND INSPECTION OF THE STAYBRIDGE SUITES OFFSITE IMPROVEMENT PROJECT.**

11. SUBJECT: Resolution Accepting the Public Improvements for Subdivision Final Map 5155 Parkside Phase 3.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, a Resolution of the City Council of the City of Woodland Accepting the Public Improvements for Subdivision Final Map 5155 Parkside Phase 3.

**Adopted RESOLUTION NO. 8154, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ACCEPTING THE PUBLIC IMPROVEMENTS FOR SUBDIVISION FINAL MAP 5155 BY CALATLANTIC GROUP, INC.**

12. SUBJECT: East Main Street Improvement Project, CIP 13-05; Final Acceptance and Notice of Completion

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, accepting the E. Main Street Improvement Project, CIP 13-05 construction contract as complete and authorize the City Clerk to file a Notice of Completion.

**Adopted RESOLUTION NO. 8155, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, ACCEPT THE E. MAIN STREET IMPROVEMENT PROJECT, CIP 13-05 CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.**

13. SUBJECT: Approve Amendment #1 to Agreement with the Ferguson Group for Federal Representation and Advocacy Services for Flood Mitigation and Transportation

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, to: (1) Approve the reallocation of \$12,000 of Measure F Funds from Measure E/F Planning - Management project, CIP 06-06, to the

I-5/SR113 Freeway to Freeway Project, CIP 24-06. (2) Authorize amendment #1 to extend the Ferguson Group agreement for an additional 12 months for an amount not to exceed \$72,000.

**Adopted RESOLUTION NO. 8156, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONTRACT AMENDMENT #1 WITH THE FERGUSON GROUP FOR FEDERAL REPRESENTATION AND ADVOCACY SERVICES FOR FLOOD MITIGATION AND TRANSPORTATION.**

14. SUBJECT: Waste Management Performance Review Budget Appropriation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. \_\_\_\_\_, authorizing the appropriation of \$65,000 to the Recycling Fund (2250) for the Performance Review of Waste Management.

**Adopted RESOLUTION NO. 8157, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO THE FISCAL YEAR 2023/24 RECYCLING FUND BUDGET FOR A PERFORMANCE REVIEW OF WASTE MANAGEMENT SERVICES.**

On a motion by Council Member Stallard, seconded by Council Member Vega and carried on a 4-0 vote, Council Members approved Consent Calendar items No. 4 through 14.

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

**ABSENT: Member Lansburgh**

## **I. PUBLIC HEARINGS**

15. SUBJECT: Public Hearing and Approval of Fiscal Year 2022/23 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 (FY) 2022/23 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER); and
2. Adopt Resolution No. \_\_\_\_\_, approving the FY 2022/23 CDBG CAPER in substantially the same form presented to Council and incorporating public comments received at the public hearing; and
3. Authorize the City Manager or designee to finalize and submit the CAPER to the U.S. Department of Housing and Urban Development after the conclusion of the 15-day public comment period.

On a motion by Mayor Pro Tem Garcia-Cadena, seconded by Council Member Stallard and carried on a 4-0 vote, Council Members adopted RESOLUTION NO. 8158, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE FISCAL YEAR 2022/23 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT.

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

**ABSENT: Member Lansburgh**

**On a motion by Mayor Pro Tem Garcia-Cadena, seconded by Mayor Vicky Fernandez and carried on a 4-0 vote, Council Members authorized the City Manager or designee to finalize and submit the CAPER to the U.S. Department of Housing and Urban Development after the conclusion of the 15-day public comment period.**

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

**ABSENT: Member Lansburgh**

**J. REPORTS OF THE CITY MANAGER**

16. SUBJECT: Comprehensive Zoning Code Public Release

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation on the Public Review Draft of the Comprehensive Zoning Code and an outline of the public review process.

**Received a presentation on the Public Review Draft of the Comprehensive Zoning Code and an outline of the public review process.**

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

**ABSENT: Member Lansburgh**

**K. ADJOURN**

**Meeting adjourned at 8:20 PM.**

**Respectfully submitted,**

A handwritten signature in black ink, appearing to read "Ana B. Gonzalez". The signature is stylized with a large initial "A" and a cursive "G".

**Ana B. Gonzalez, City Clerk**

**Adopted by Council: October 3, 2023**