



Willows City Council Meeting Action Minutes January 24, 2023

201 North Lassen Street
Willows, CA 95988
(530) 934-7041

City Council
Rick Thomas, Mayor
David Vodden, Vice-Mayor
Jeff Williams, Councilmember
Gary Hansen, Councilmember
Casey Hofhenke, Councilmember

City Manager
Marti Brown

City Clerk
Louis Ósémwegie

1. CALL TO ORDER – 6:00 PM

2. PLEDGE OF ALLEGIANCE

Mayor Thomas and Vice Mayor Vodden; Councilmembers Hansen, Williams, and Hofhenke, with Officers of the Glenn County Sheriff's Department, led the Pledge of Allegiance.

3. ROLL CALL

Councilmembers Present: Mayor Rick Thomas, Vice-Mayor Vodden, and Councilmembers Williams, Hansen, and Hofhenke.

4. CHANGES TO THE AGENDA

Councilmember Williams pulled agenda Item 5a (Register Approval), to after Item 7e for discussion.

Passed a motion to approve proposed changes to the agenda.

Moved/Seconded: Councilmembers Williams and Hofhenke.

Yes: Councilmembers Williams, Hansen, Hofhenke, and Vice-Mayor Vodden and Mayor Thomas.

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

Consent Calendar:

Passed a motion to adopt the Consent Calendar in one motion. (Unanimous).

Moved/Seconded: Councilmember Hansen and Vice Mayor Vodden.

Yes: Councilmembers Williams, Hansen, Hofhenke, and Vice-Mayor Vodden and Mayor Thomas.

b. Minutes Approval

Action: Approved minutes of the January 10, 2023, City Council meeting.

c. New Appointments to Northern California Cities Self-Insured Fund (NCCSIF) Board of Directors

Action: Approved appointment of the Accounting Manager, Lori Fahey, to the Northern California Cities Self Insurance Fund (NCCSIF) Board of Directors to represent the City's insurance interests, and the City Manager, Marti Brown, as the Alternate.

d. City of Willows Conflict-of-Interest Code, Administrative Policy 5-1

Action: Adopted Resolution No. 60-2023 amending the City of Willows Conflict-of-Interest Code, Administrative Policy 5-1.

e. Annual Pavement Rehabilitation Project – Design Contract (Coastland Civil Engineering)

Action: Adopted Resolution No. 61-2023 authorizing the City Manager, or her designee, to execute a contract amendment with Coastland Civil Engineering to provide design services for the 2022-23 Annual Pavement Rehabilitation Project.

f. Support for Glenn Groundwater Authority 2022 Urban Community Drought Relief Program Grant Application

Action: Approved a letter of support to the Glenn County Groundwater Authority 2022 Urban Community Drought Relief Program Grant Application.

PRESENTATION

a. Proposed Barn Project Presentation by the Willows Unified School District and Future Farmers of America (FFA)

Public comment:

Mike Murray, Resident
Rebecca Smith, Resident
Kenneth Green, Resident
Steve Marks, Resident
Paul David, Resident
Stacey Allison, Resident
Katie Jarvis, Resident

Mayor Thomas read Ryan Elliot’s letter for the record. (See Attachment 1)

Action: Received the Barn Project Presentation by the Willows Unified School District and Future Farmers of America, (FFA), and provided direction to staff.

Moved/Seconded: No motion was required. There were no votes cast.

b. Annual Fire Department Presentation

Action: Received the Annual Fire Department presentation and provided feedback.

Moved/Seconded: No motion was required. There were no votes cast.

6. DISCUSSION & ACTION CALENDAR

a. One-Year Contract Extension with County of Glenn for Law Enforcement Services

Action: Authorized the City Manager to execute a one-year contract extension with the County of Glenn for Law Enforcement and Animal Control Services in an amount not-to-exceed \$1,574,756.41.

Public comment:

Doug Ross, Valley Mirror.

Moved/Seconded: Councilmembers Hansen and Williams.

Yes: Councilmembers Hansen, Williams, and Hofhenke, and Vice-Mayor Vodden and Mayor Thomas.

b. Urgent South Tehama Street Bridge Repair Project

Action: Adopted Resolution No. 63-2023 authorizing the City Manager, or her designee, to execute a contract with the low bidder, (announced at the City Council meeting) for the Tehama Street Bridge Urgent Repair Project and established a not to exceed budget for the overall project.

Moved/Seconded: Vice Mayor Vodden and Councilmember Hofhenke.

Yes: Councilmembers Hansen, Williams, and Hofhenke and Vice Mayor Vodden and Mayor Thomas.

c. Updated Salary Schedule for All Authorized Full-Time Job Classifications

Action: Adopted Resolution No. 64-2023 and adopted the updated salary schedules for all authorized full-time job classifications (Exhibit A).

Moved/Seconded: Councilmember Hansen and Vice Mayor Vodden.

Yes: Councilmembers Hansen and Hofhenke, and Vice-Mayor Vodden and Mayor Thomas.

Noes: Councilmember Williams.

Abstain: None.

Absent: None.

d. Swimming Pool Steering Committee.

Public comments:

Sharon Ponciano

Action: Established no time frame for a structure for appointing members of the public to a Swimming Pool Steering Committee to research options for renovating the City's existing swimming pool and/or fundraising for a new swimming pool and other associated structures.

Moved/Seconded: No motion was required. There were no votes cast.

e. Re-Open City Hall on Fridays

Public comments:

Robert Wise

Action: Authorized the City Manager to implement action to Re-Open City Hall on Fridays reestablished the Re-Opening of City Hall on Fridays.

Moved/Seconded: Vice Mayor Vodden and Councilmember Hofhenke.

Yes: Councilmembers Hansen, Williams and Hofhenke, and Vice-Mayor Vodden and Mayor Thomas.

f. Register Approval

Action: Approved general checking, payroll, and direct deposit check registers.

Moved/Seconded: Councilmember Hansen and Vice-Mayor Vodden.

7. COMMENTS & REPORTS

- a. Council Comments and Reports.
- b. Council Correspondence – None.

8. CLOSED SESSION

a. Conference with Legal Counsel – Anticipated Litigation

Significant exposure to litigation pursuant to § 54956.9(b): (Cases: 1)

Action: No reportable action.

9. ADJOURNMENT – 8:49 PM

Dated: February 3, 2023

Tara Rustenhoven, Deputy City Clerk

Ryan Elliott
301 North Murdock Avenue
Willows, CA 95988

January 22, 2023

Willows City Council
201 North Lassen Street
Willows, CA 95988

Dear Sirs,

I would like to comment on the proposal which is being brought forth by Willows Unified School District for a conditional exemption to zoning ordinances to allow livestock to be kept at Willows High School.

As a local resident, I am concerned that this project will impact local residences by breeding flies and adding the smell of manure to the neighborhood. Willows Municipal Code Section 6.05.130 declares that keeping livestock in the city is an unlawful nuisance because when this ordinance was passed it was well understood that the presence of livestock has negative impacts to residential areas.

While the school district intends to minimize the presence of flies and the odor of animals with a fly control system and regular cleaning, I believe it is unreasonable to expect that on a warm spring day the residents downwind of this facility would not be able to smell a barn full of livestock.

I believe this project would have a negative impact on nearby property values. People do not want to purchase a home within city limits next to a barn which smells like manure.

On January 21, 2023 I used Zillow.com to compile a list of the estimated property values for all homes within 500 feet of this project. Attached you will find a map showing the project site with outlines showing which homes fall within 300 and 500 feet of the project. You will also find two spreadsheets providing different cost scenarios.

Scenario 1 assumes a 5% loss to the value of homes within 300 feet and a loss of 2% to residences falling between 300 and 500 feet of the project. This loss adds up to \$334,380.

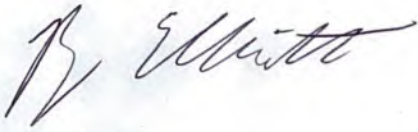
Scenario 2 shows losses of 10% and 5%, respectively. Under Scenario 2 the cost would be \$724,767.

I am not a real estate appraiser. I'm not trying to declare what the actual costs to residents would be. I am simply pointing out that the cost will be something other than zero. Losses of only a few percent, when spread across many homes, would be a substantial impact.

Note that there are other non-residential buildings that fall within these distances which would be impacted by the presence of livestock. One of these buildings happens to be our City Hall.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Elliott". The signature is written in a cursive style with a large, stylized initial "R".

Ryan Elliott

Scenario 1: 5% loss within 300 feet, 2% loss between 300 and 500 feet

Address	Current value	Within distance of	Percentage of value lost	Drop in value
222 N Lassen Street	\$302,400	300 feet	5%	\$15,120
232 N Lassen Street	\$265,000	300 feet	5%	\$13,250
240 N Lassen Street	\$267,800	300 feet	5%	\$13,390
246 N Lassen Street	\$197,600	300 feet	5%	\$9,880
301 N Murdock Avenue	\$256,300	300 feet	5%	\$12,815
309 N Lassen Street	\$149,612	300 feet	5%	\$7,481
316 N Lassen Street	\$235,400	300 feet	5%	\$11,770
317 N Lassen Street	\$263,000	300 feet	5%	\$13,150
321 N Murdock Avenue	\$501,700	300 feet	5%	\$25,085
327 N Lassen Street	\$255,800	300 feet	5%	\$12,790
336 N Murdock Avenue	\$288,900	300 feet	5%	\$14,445
337 N Murdock Avenue	\$238,700	300 feet	5%	\$11,935
443 W Willow Street	\$282,900	300 feet	5%	\$14,145
444 W Willow Street	\$260,600	300 feet	5%	\$13,030
531 W Willow Street	\$247,200	300 feet	5%	\$12,360
545 W Willow Street	\$434,400	300 feet	5%	\$21,720
153 N Lassen Street	\$200,900	500 feet	2%	\$4,018
217 N Plumas Street	\$220,000	500 feet	2%	\$4,400
225 N Plumas Street	\$202,200	500 feet	2%	\$4,044
235 N Plumas Street	\$386,100	500 feet	2%	\$7,722
245 N Plumas Street	\$310,800	500 feet	2%	\$6,216
257 N Plumas Street	\$396,900	500 feet	2%	\$7,938
307 N Plumas Street	\$112,339	500 feet	2%	\$2,247
315 N Plumas Street	\$267,900	500 feet	2%	\$5,358
333 N Plumas Street	\$327,100	500 feet	2%	\$6,542
338 N Lassen Street	\$170,200	500 feet	2%	\$3,404
338 N Marshall Avenue	\$102,000	500 feet	2%	\$2,040
339 N Murdock Avenue	\$208,400	500 feet	2%	\$4,168
417 W Walnut Street	\$276,500	500 feet	2%	\$5,530
417 W Willow Street	\$280,900	500 feet	2%	\$5,618
423 W Willow Street	\$163,600	500 feet	2%	\$3,272
426 W Willow Street	\$268,300	500 feet	2%	\$5,366
427 W Walnut Street	\$336,000	500 feet	2%	\$6,720
463 W Wood Street	\$302,800	500 feet	2%	\$6,056
530 W Wood Street	\$214,778	500 feet	2%	\$4,296
537 W Wood Street	\$435,700	500 feet	2%	\$8,714
611 W Wood Street	\$417,300	500 feet	2%	\$8,346

Total \$334,380

Scenario 2: 10% loss within 300 feet, 5% loss between 300 and 500 feet

Address	Current value	Within distance of	Percentage of value lost	Drop in value
222 N Lassen Street	\$302,400	300 feet	10%	\$30,240
232 N Lassen Street	\$265,000	300 feet	10%	\$26,500
240 N Lassen Street	\$267,800	300 feet	10%	\$26,780
246 N Lassen Street	\$197,600	300 feet	10%	\$19,760
301 N Murdock Avenue	\$256,300	300 feet	10%	\$25,630
309 N Lassen Street	\$149,612	300 feet	10%	\$14,961
316 N Lassen Street	\$235,400	300 feet	10%	\$23,540
317 N Lassen Street	\$263,000	300 feet	10%	\$26,300
321 N Murdock Avenue	\$501,700	300 feet	10%	\$50,170
327 N Lassen Street	\$255,800	300 feet	10%	\$25,580
336 N Murdock Avenue	\$288,900	300 feet	10%	\$28,890
337 N Murdock Avenue	\$238,700	300 feet	10%	\$23,870
443 W Willow Street	\$282,900	300 feet	10%	\$28,290
444 W Willow Street	\$260,600	300 feet	10%	\$26,060
531 W Willow Street	\$247,200	300 feet	10%	\$24,720
545 W Willow Street	\$434,400	300 feet	10%	\$43,440
153 N Lassen Street	\$200,900	500 feet	5%	\$10,045
217 N Plumas Street	\$220,000	500 feet	5%	\$11,000
225 N Plumas Street	\$202,200	500 feet	5%	\$10,110
235 N Plumas Street	\$386,100	500 feet	5%	\$19,305
245 N Plumas Street	\$310,800	500 feet	5%	\$15,540
257 N Plumas Street	\$396,900	500 feet	5%	\$19,845
307 N Plumas Street	\$112,339	500 feet	5%	\$5,617
315 N Plumas Street	\$267,900	500 feet	5%	\$13,395
333 N Plumas Street	\$327,100	500 feet	5%	\$16,355
338 N Lassen Street	\$170,200	500 feet	5%	\$8,510
338 N Marshall Avenue	\$102,000	500 feet	5%	\$5,100
339 N Murdock Avenue	\$208,400	500 feet	5%	\$10,420
417 W Walnut Street	\$276,500	500 feet	5%	\$13,825
417 W Willow Street	\$280,900	500 feet	5%	\$14,045
423 W Willow Street	\$163,600	500 feet	5%	\$8,180
426 W Willow Street	\$268,300	500 feet	5%	\$13,415
427 W Walnut Street	\$336,000	500 feet	5%	\$16,800
463 W Wood Street	\$302,800	500 feet	5%	\$15,140
530 W Wood Street	\$214,778	500 feet	5%	\$10,739
537 W Wood Street	\$435,700	500 feet	5%	\$21,785
611 W Wood Street	\$417,300	500 feet	5%	\$20,865

Total \$724,767

Vicinity of planned barn

Green outline = barn site (currently bus parking)
Red outline = 300 feet from site
Yellow outline = 500 feet from site

