



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, January 16, 2007
7:30 p.m.
AGENDA

Members of the City Council

*Woody Fridae, Mayor
Mike Martin, Mayor Pro Tempore
Harold Anderson
Cecilia Curry
Tom Stone*

*John W. Donlevy, Jr., City Manager
John Wallace, City Attorney
Nanci Mills, City Clerk*

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Councilmembers. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

PUBLIC COMMENTS

At this time, any member of the public may address the City Council on matters, which are not listed on this agenda. Citizens should reserve their comments for matter listed on this agenda at the time the item is considered by the Council. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support and may be enacted by the City Council in one motion in the form listed below. There will be no separate discussion of these items. However, before the City Council votes on the motion to adopt, members of the City Council, staff, or the public may request that specific items be removed from

the Consent Calendar for separate discussion and action. Items(s) removed will be discussed later in the meeting as time permits.

- A. Minutes of a Regular Meeting of the City Council of the City of Winters Held January 2, 2007 (pp 1-2)
- B. Appointment of Carol Scianna to Yolo County Waste Advisory Committee (pp 3-4)
- C. Resolution No. 2007-02, Approving the Submittal of a Workforce Housing Reward Grant Program Application to the State of California (pp 5-7)
- D. Contract Amendment No. 2 for Fehr & Peers, for the I-505 NB Ramps/Grant Avenue Traffic Signal Improvements (pp 8-10)

PRESENTATIONS

DISCUSSION ITEMS

- 1. City Council interpretation and direction on General Plan policy issues as related to the Village on the Park project application (pp 11-36)
- 2. Public Hearing and consideration of Mary Rose Gardens Subdivision. The project is a proposed subdivision of 5.69 acres to create 28 single-family lots including two half-plex lots (Lots 12A and B) and Parcel X for an 18,433 square foot subdivision feature/green space area at 415 Grant Avenue (northwest corner of Grant Avenue and Cemetery Lane). APN: 003-524-19 (5.69 acres). Applicant: Dave Snow. Entitlements include Tentative Subdivision Map; Development Agreement; Rezoning to add the Planned Development Overlay over the 5.69-acre site; Planned Development Permit for PD Overlay; Site Plan for residential units and landscaping of Parcel X; and Demolition Permit. **Staff is recommending that this item be continued to the February 6, 2007 Council meeting.** (pp 37)
- 3. Approval of Proposal for Putah Creek Park Master Plan Update (pp 38-45)

COMMUNITY DEVELOPMENT AGENCY

- 1. Housing Programs Manager Position - Adoption and Budget Adjustment (pp 46-47)
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CITY MANAGER REPORT

COUNCIL/STAFF COMMENTS

INFORMATION ONLY

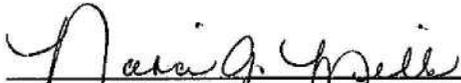
1. September 2006 Treasurer Report (pp 48-54)
2. September 2006 Investment Report (pp 55-56)
3. October 2006 Treasurer Report (pp 57-63)
4. October 2006 Investment Report (pp 64-65)
5. November 2006 Investment Report (pp 66-67)
6. November 2006 Treasurer Report (pp 67-73)
7. December 2006 Investment Report (pp 74-75)
8. December 2006 Treasurer Report (pp 76-82)

EXECUTIVE SESSION

1. Pending Litigation Pursuant to Government Code Section 54956.9, State Water Resources Control Board Cease and Desist Order – Eco Resources

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the January 16, 2007, regular meeting of the Winters City Council was personally delivered to each Councilmember's mail boxes in City Hall and posted on the outside public bulletin board at City Hall, 318 First Street on January 11, 2007, and made available to the public during normal business hours.



Nanci G. Mills, City Clerk

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Staff recommendations are guidelines to the City Council. On any item, the Council may take action, which varies from that recommended by staff.

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Wednesday at 10:00 a.m.

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Minutes for a Regular Meeting
Of The Winters City Council
Held on Tuesday, January 2, 2007 @ 7:30 p.m.

Mayor Fridae called the meeting to order at 7:30 p.m.

Present were: Council Members Anderson, Curry, Martin, and Mayor Fridae. Also present were City Manager John Donlevy, City Attorney John Wallace, Management Analyst Carol Scianna, and City Clerk Nanci Mills. Absent was Council Member Stone.

CONSENT CALENDAR

- A. Minutes of A Regular Meeting of the City Council of the City of Winters Held December 12, 2006
- B. Current Development Projects List dated January 2, 2007

City Manager John Donlevy gave an overview. Council Member Anderson made a motion to approve the consent calendar. Seconded by Council Member Martin. Motion carried unanimously.

PRESENTATIONS

Marissa Juhler of Waste Management gave an update of the New Single-Stream Recycling Program being started this month throughout the City of Winters.

DISCUSSION ITEMS

1. **Street Closure – Amgen Tour of California Bike Race – February 20, 2007**

Redevelopment Manager Dan Maguire gave an overview. Council Member Curry made a motion to approve the Street Closure Request as submitted. Seconded by Council Member Anderson. Motion carried unanimously.

COMMUNITY DEVELOPMENT AGENCY

CITY MANAGER REPORT: A revised tentative Cease & Desist Order has been received, the construction fencing for the demolition of the old swimming pool has been erected and construction has begun on the new swimming pool, design plans for the new library have been received, and a strategic planning session for City Council members and the various City departments (Administrative, Police Dept., Fire Dept., Redevelopment, Community Development, Finance and Public Works) has been tentatively scheduled for February 23 and 24.

COUNCIL/STAFF COMMENTS: Mayor Fridae, City Manager Donlevy and Council Member Curry attended a Christmas celebration at St. Anthony's Church, where they were given Hispanic placards by the Hispanic children of the church. The proclamation that was previously passed and adopted in honor of retiring Yolo County Librarian Mary L. Stephens was presented to her at a retirement party in her honor sponsored by the County of Yolo.

INFORMATION ONLY: None

EXECUTIVE SESSION: None

ADJOURNMENT: The meeting was adjourned at 8:08 p.m. to closed session scheduled for Thursday, January 11, 2007, at 6:00 p.m. in Council Chambers. Mayor Fridae made a motion to approve the scheduling of the closed session meeting. Seconded by Council Member Martin. Motion carried unanimously.

Woody Fridae, Mayor

ATTEST:

Nanci G. Mills, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: January 16, 2007
THROUGH: John W. Donlevy, Jr., City Manager. *JWD*
FROM: Carol Scianna, Management Analyst *CS*
SUBJECT: Waste Advisory Committee Appointee

RECOMMENDATION:

Council approves appointment of Carol Scianna as the City of Winter's representative to the Yolo County Waste Advisory Council (WAC).

BACKGROUND:

The California Integrated Waste Management Act of 1989 mandated the establishment of a task force to coordinate city source reduction and recycling activities. Yolo County adopted an ordinance to create the WAC and each city was requested to have a representative on the committee. The Public Works Director or their designee has been the City's representative. Carol Scianna has been the City representative since August 2004 her term is due to expire January 31, 2007.

FISCAL IMPACT: None

**CITY COUNCIL
RESOLUTION NO. 2007-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
APPOINTING A MEMBER TO SERVE ON THE YOLO COUNTY WASTE ADVISORY
COMMITTEE**

WHEREAS, the California Integrated Waste Management Act of 1989 required each County to establish a task force to coordinate city source reduction and recycling activities and to prepare a county-wide siting element; and

WHEREAS, the County of Yolo adopted an ordinance to add Article 18 to Chapter 2 of Title 2 of the Yolo County Code creating the Yolo County Waste Advisory Committee;

WHEREAS, the term of the City of Winter's representative to the Waste Advisory Committee expires January 31, 2007, requiring the Council to reappoint.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Winters appoint Carol Scianna or her designee, to serve as the City's representative to said Waste Advisory Committee.

PASSED AND ADOPTED at a regular meeting of the Winters City Council, County of Yolo, State of California, on the 16th day of January 2007, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Woody Fridae, **MAYOR**

ATTEST:

Nanci G. Mills, CITY CLERK



CITY COUNCIL STAFF REPORT

January 16, 2007

TO: Honorable Mayor and Councilmembers

THROUGH: John W. Donlevy, Jr. – City Manager

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Resolution No. 2007-02, Authorizing the Submittal of a Workforce Housing Reward Grant Program Application**

RECOMMENDATION: Staff recommends that the City Council (1) receive the staff report and (2) approve Resolution No. 2007-02 authorizing the submittal of a Workforce Housing Reward Grant Program application to the State of California.

BACKGROUND: The Workforce Housing Reward Grant Program (WFH) is a program designed to encourage cities and counties to approve new housing affordable to lower-income households. WFH, funded through the passage of Proposition 46 in 2002, provides grant funds for capital purchases and projects to eligible local governments for every lower-income qualifying unit permitted beginning calendar year 2006. The City was awarded a WFH grant in 2005 and used the grant to fund the following capital purchases and projects.

Fire Department – Purchased computers, computer networking equipment, chairs, computer software, radios and batteries, and a computer network server.

Community Development Agency – Constructed a shade cover at the Winters Community Center (WFH funds coverage a portion of the cost).

Public Works Department – Purchased dump truck (WFH funds covered a portion of the cost).

Community Development Department – Purchased lumber, hardware, and sealant for repairing the amphitheater portion of the play structure at the Winters City Park. Volunteer labor from the Church of Jesus Christ of Latter-Day Saints Winters Ward completed the repairs. Also, purchased chairs for the City Council Chambers, computers, a scanner, and computer software.

FISCAL IMPACT: A successful WFH grant application will result in funding that can be used for capital purchases and projects.

ATTACHMENT

Resolution No. 2007-02

CITY COUNCIL RESOLUTION NO. 2007-02

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS AUTHORIZING APPLICATION FOR WORKFORCE HOUSING REWARD GRANT

WHEREAS:

- A.** The State of California, Department of Housing and Community Development (the "Department") has issued a Notice of Funding Availability dated May, 2006 (the "NOFA"), under its Workforce Housing Reward (WFH) Program.
- B.** City of Winters desires to apply for a WFH grant and submit the Application Package released December 2006 by the Department for the WFH Program.
- C.** The Department is authorized to approve funding allocations for the WFH Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and Standard Agreement.

THEREFORE, IT IS RESOLVED THAT:

- 1.** Applicant is hereby authorized and directed to apply for and submit to the Department the WFH Application Package released December 2006 for the 2006 Program Year. If the application is approved, the Applicant is hereby authorized and directed to enter into, execute, and deliver a State of California Standard Agreement (the "Standard Agreement"), and any and all other documents required or deemed necessary or appropriate to secure the WFH Grant from the Department, and all amendments thereto (collectively, the "WFH Grant Documents").
- 2.** Applicant shall be subject to the terms and conditions as specified in the Standard Agreement. Funds are to be used for allowable capital asset project expenditures to be identified in **Exhibit A** of the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. Applicant hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package.
- 3.** That City Manager of the City of Winters is authorized to execute in the name of Applicant the Application Package and the WFH Grant Documents as required by the Department for participation in the WFH Program.

PASSED AND ADOPTED on the 16th day of January 2007, at a regular meeting of the Winters City Council, County of Yolo, State of California by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Woody Fridae, MAYOR

The undersigned City Clerk of the Applicant here before named does hereby attest and certify that the forgoing is a true and full copy of a resolution of the City Council of the City of Winters adopted at a duly convened meeting on the date above-mentioned, which has not been altered, amended or repealed.

Signature _____
Nanci G. Mills, CITY CLERK

Date _____



STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE : January 16, 2007
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Nick Ponticello, City Engineer *ngp*
SUBJECT: I-505 NB Ramps/Grant Avenue Traffic Signal Improvements

RECOMMENDATION: Staff recommends that the City Council 1) approve Amendment No. 2 to the Professional Services Agreement with Fehr & Peers for design services; and 2) authorize expenditures in the amount of Fifty-Five-Thousand (\$55,000).

BACKGROUND: On January 18, 2005, Council approved a Consultant Services Agreement with Fehr & Peers, for design of the new traffic signal on the northbound off-ramp at the intersection of I-505 and Grant Avenue. The signal is an identified mitigation measure to traffic impacts associated with proposed new development (prior to the 40th building unit being issued within the City).

The design is nearly complete and final comments from Caltrans resulted in the need for additional plan sheets for staged construction, traffic handling, and temporary lighting, which were not part of the original approved scope of services. The City is required to obtain an encroachment permit from the State and comply with their requirements, since the signal is on a State Highway.

Amendment No. 2 adds these additional design services to Fehr & Peers contract.

The design should be completed in February, contingent upon Caltrans approval and issuance of an encroachment permit. Construction is slated for this summer.

ALTERNATIVES: None recommended by staff.

FISCAL IMPACT: None from the General Fund. Development projects have advanced funds to cover project costs, which will be reimbursed as future development occurs. Once the design is completed, and prior to bid call, staff will update the Project Budget Sheet for Council approval, to reflect budgeting for construction, inspection and testing, and design support during construction.

Attachments: Amendment No. 2 to Fehr & Peers CSA

AMENDMENT NO. 2
TO AGREEMENT BETWEEN THE CITY OF WINTERS AND FEHR & PEERS
FOR PROFESSIONAL DESIGN SERVICES ASSOCIATED WITH THE
GRANT AVE./I-505 NB RAMP SIGNAL, PROJECT NO. 05-02.

This Amendment modifies the AGREEMENT, dated June 6, 2005, for professional services for design of the Grant Ave./I-505 NB Ramp Signal, Project No. 05-02. This Agreement ("AMENDMENT") is made and entered into this ____ day of January, 2007 by and between the City of Winters, a municipal corporation of the State of California, herein after referred to as "CITY" and Fehr & Peers, herein after referred to as "CONSULTANT".

Additional design work is necessary to prepare staged construction, traffic handling, and temporary street lighting plans, as a requirement of Caltrans' encroachment permit. These plans were not an original scope item and therefore this Amendment covers the additional scope and fee for the design services to add it into the contract documents.

AMENDMENTS

1. **SERVICES.** Subject to the terms and conditions set forth in this Agreement, consultant shall provide to the City the Services described in Exhibit "A" Scope of Work, which is the consultant's original Proposal dated October 24, 2004. Consultant shall also provide the services described in Exhibit "A-1", which is the consultant's scope and fee for Amendment No. 1, and the services described in Exhibit "A-2", which is the consultant's scope and fee for this Amendment. Consultant shall provide said services at the time, place, and in the manner specified by the City Engineer.

2. **PAYMENT.** The consultant shall be paid at the rates indicated in Exhibit "B" – Rate Schedule. City shall pay consultant for the actual time and materials expended, in accordance with the Rate Schedule and the negotiated Scope and Fee for the project, but compensation shall not exceed \$8,800 for Phase 1 tasks and \$18,403 for Phase 2 tasks without prior written City authorization. The City shall pay consultant for the actual time and materials expended, in accordance with the Rate Schedule and the negotiated Scope and Fee, in Exhibit "A-1", for Amendment No. 1, but compensation shall not exceed \$16,400 without prior written City authorization. The City shall pay consultant for the actual time and materials expended, in accordance with the Rate Schedule and the negotiated Scope and Fee, attached hereto as Exhibit "A-2", for this Amendment, but compensation shall not exceed \$21,200 without prior written City authorization. Services shall be rendered pursuant to the Agreement and the negotiated Scope and Fee.

(Sections 3, 4, and 5 remain the same.)

In Witness whereof, the parties hereto have caused this AMENDMENT to be duly executed as of the day and year first above written.

CITY OF WINTERS
a Municipal corporation of the
State of California

FEHR & PEERS
CONSULTANT

By: _____
John Donlevy, City Manager

By: _____
Bob Grandy, Senior Associate

Exhibit A-2

TASK SCOPE

Task 1: Prepare Stage Construction & Traffic Handling Plans

The Fehr & Peers team will prepare stage construction and traffic handling plans as requested by Caltrans.

Task 2: Prepare Temporary Lighting Plan

The Fehr & Peers team will prepare a temporary lighting plan for the removal of the existing light on the southeast corner of the project intersection.

TASK BUDGET

Fehr & Peers will complete the above tasks for a time-and materials budget of \$21,200.



**CITY OF WINTERS
CITY COUNCIL STAFF REPORT**

TO: Honorable Mayor and Council Members
FROM: Heidi Tschudin, Contract Planner
HEARING: January 16, 2007
SUBJECT: ***CITY COUNCIL INTERPRETATION AND DIRECTION ON GENERAL PLAN POLICY ISSUES AS RELATED TO THE VILLAGE ON THE PARK PROJECT APPLICATION***

REQUESTED ACTION

The City Council is requested to take several actions in the form of policy interpretations and staff direction on policy matters that will assist the applicant in formulating a proposed project for the Village on the Park site, and will assist city staff in processing any development proposal that is forthcoming. The requested actions are summarized below and the staff recommendation for each is provided. More detailed analysis and explanation is provided under separate headings later in this staff report.

Development restrictions in Flood Overlay Zone (General Plan Land Use Policy I.A.9):

Staff requests that the City Council confirm that applications for residential development within the Flood Overlay Zone will not be approved in advance of the adoption of a design solution and fee program, unless the City is assured that the developer will pay any future Flood Overlay Area Storm Drainage Fee, there is an approved engineered interim drainage solution for the development site, and there is adequate public benefit to warrant the exception to existing City policy.

An alternative option allows projects to apply for a General Plan amendment to amend the project property out of the Flood Overlay Zone based on an acceptable engineering solution. This process was used for the Highlands project. Under this scenario, staff still recommends the negotiation and execution of a Development Agreement that assures the City of receiving public benefit justifying the policy change.

Preference for apartments on HDR/R-4 designated sites (General Plan Land Use Policy I.C.2):

Staff requests that the City Council confirm that, as applied to R-4 zoned land, Land Use Policy I.C.2 refers to 25 percent rental multi-family housing. The City Council may also wish to direct

staff to provide definitions and greater clarify for the terms single family and multi-family.

Minimum development density requirements for HDR /R-4 designated sites (General Plan Housing Policy II.A.4):

Staff requests that the City Council confirm its commitment to this policy and reject any amendment or interpretation that would shift density burdens from one property owner to another. The Council could also direct staff to undertake an amendment of the zoning regulations to parallel the language in the General Plan and eliminate the potential for confusion on this issue, though staff does not feel this is necessary.

Citywide requirement for developed parkland to serve new units (General Plan Recreational and Cultural Resources Policy V.A.1):

Staff requests that the City Council confirm its intention to continue to apply this policy to new residential development.

Land uses allowed on planned public park sites (General Plan Land Use Consistency):

Staff requests that the City Council confirm that drainage facilities to serve private development are not an appropriate use of designated park land and confirm that a General Plan Amendment and rezoning would be required for the land proposed to be used in this manner.

Development standards (Zoning Code Regulatory Consistency):

The City Council is asked whether they desire staff to prepare an ordinance for consideration that would waive the subdivision map requirements for condominiums thus allowing condominium projects to avoid compliance with otherwise applicable standards in the Zoning Code such as site coverage, setbacks, lot size, etc. Staff does not recommend this action

A specific project proposal is not before the City Council at this time. If a complete development proposal is submitted by the project proponent, the project will be subsequently deliberated by the Planning Commission and Council at which time the merits of the proposal can be debated and action taken on the project. The purpose of this item is to receive City Council clarification and guidance on existing City planning policies that may affect this site. A summary of project information is appended to this staff report for convenience (Attachment A).

PROJECT STATUS

The project has been suspended or on-hold since the Planning Commission's March 2006 workshop based to the applicant's subsequent requests to modify the application. Section 17.16.040 of the City Code addresses Application Processing and Public Hearings however staff has refrained from invoking this section in the spirit of cooperation.

The project proponent and City staff have been engaged in extended discussions regarding the application of various City planning policies to this site. The initial development application has been revised several times by the project proponent, and further revisions are contemplated based upon the City Council direction provided at this meeting.

Based on commitments made previously by the applicant, staff anticipates receiving a revised project description and application package as appropriate, following the Council's deliberations of these policy

matters. If a complete development proposal (revised application) is submitted by the project proponent, it will be processed in accordance with the City's regulations and procedures.

GENERAL PLAN POLICY CONSISTENCY

■ General Plan Land Use Policy I.A.9 states:

No new development may occur within the flood-overlay area shown in Figure II-1 until a feasibility and design study for a comprehensive solution to the 100-year flooding problem has been completed and a fee schedule has been established or financing program adopted which includes all affected and contributing properties for financing the comprehensive flood control solution.

This policy and companion Public Facilities and Services Policy IV.D.4 preclude new development in the flood overlay area until a design solution and fee program are in place. Such a program is currently under development however it has not yet been adopted. The flood overlay area affects five acres of the site in the northwest corner. This precludes most of the area planned for residential use from proceeding at this time. In order for project approval to occur in advance of satisfying the GP policies, staff has taken the position that a General Plan amendment would be required to either modify the text of the policy or amend the project property out of the Flood Overlay Zone boundary. In either event staff recommends that the project applicant be required to pay the Flood Overlay Area Storm Drainage Fee upon adoption.

The applicant proposes an on-site detention basin as a temporary drainage solution, and desires the City to approve their project with a condition requiring implementation of the flood program improvements and payment of the Flood Overlay Area Storm Drainage Fee upon adoption. The City Council has recently approved one other development project (Highlands) having acreage within the Flood Overlay Zone. For that project the applicant was required to enter into a Development Agreement to ensure payment of this fee and to provide other public benefits. The applicant for the Village on the Park site has recently expressed a reluctance to negotiate and enter into a Development Agreement with the City. However, without a Development Agreement or other similar mechanism acceptable to the City, the legal enforceability of a requirement to pay a future fee is a concern.

Staff requests that the City Council confirm that applications for residential development within the Flood Overlay Zone will not be approved in advance of the adoption of a design solution and fee program, unless the City is assured that the developer will pay any future Flood Overlay Area Storm Drainage Fee, there is an approved engineered interim drainage solution for the development site, and there is adequate public benefit to warrant the exception to existing City policy.

An alternative option is to allow projects to apply for a General Plan amendment to amend the project property out of the Flood Overlay Zone based on an acceptable engineering solution. This process was used for the Highlands project. Under this scenario, staff still recommends the negotiation and execution of a Development Agreement that assures the City of receiving public benefit justifying the policy change.

■ General Plan Land Use Policy I.C.2 states:

The City shall seek to maintain an overall mix of 75 percent single family and 25 percent multi-family in its housing stock.

Based on the most recent available estimates from the Department of Finance (January 1, 2006 Estimates), the City has 1,903 existing single family units (attached and detached) and 327 existing multi-family units (including mobile homes and group quarters) for a current mix of 85.3 percent single

family and 14.7 percent multi-family. Using the City's new GIS system, the City has determined that there are currently 102 acres of vacant R-1 land, 61 acres of vacant R-2 land, 11 acres of vacant R-3 land, and 20 acres of vacant R-4 land for a total of 193 vacant residential acres.

This project would convert five acres or 25 percent of the available vacant R-4 acreage to single-family use. Since the City is currently over-stocked with single-family units and under-stocked with multi-family units in comparison to the target mix of 75/25, and since vacant R-4 land comprises only 10.4 percent of all vacant residential land, staff believes this project would be inconsistent with Policy I.C.2. However, more importantly, staff has significant concerns in general about converting R-4 designated land to a housing type other than apartments. As shown in the table below, the City is getting no rental units out of the recent developments within the R-3 zone. If the R-4 as well is allowed to develop as for-sale product, staff sees significant implications for achieving a full range of affordable housing within the City. The portion of the site planned and proposed for residential use comprises approximately five acres or 25 percent of the City's vacant R-4 land.

The applicant has submitted a collection of information in support of their position that market-rate apartments at this location can not be financed under current conditions, because rents are too low, and that the site should be used for a for-sale product. Staff believes that the for-sale market segment this project would serve will be more than adequately served by the recent and pending project approvals in the City. Of 730 pending approved units within the City, 221 of these (30.1 percent) are small lot for-sale units as shown below and 64 (8.8 percent) are rental (apartment) units. The remaining 445 units (61 percent) are for-sale single-family units in the R-1 and R-2 zone categories.

Project	Total DUs	Small lot DUs/Type	Zone	Ave Lot Size
Highlands	443	153 detached for-sale 30 attached rental apts	R-3 R-4	3,942 sf n/a
Callahan	120	18 attached for-sale half-plexes	R-1	3,512 sf
Hudson Ogando	72	25 detached for-sale	R-3	3,916 sf
Creekside	40	4 attached for-sale half-plexes	R-1	3,820 sf
Winters II	34	34 attached rental apts	R-4	n/a
Village West	10	10 attached for-sale condos	NC	2,146 sf
Cottages Phase II	6	6 detached for-sale	R-2	3,539 sf
Village East	5	5 attached for-sale condos	NC	2,800 sf
TOTALS	730	221 for-sale and 64 apts	various	3,784 sf

Staff believes that rental housing, specifically apartments, was the intended type of housing in the R-4 zone. Staff hopes to engage the community and Council in a policy discussion over whether building for-sale housing in limited vacant R-4 land is desirable from a Citywide perspective, and whether the use of vacant R-4 land for for-sale units will impair the City's ability to meet its affordable housing obligations, on a community-wide basis. In the workshop held before the Planning Commission in March of 2006 a majority of the Planning Commissioners expressed concern about this issue.

Staff has interpreted this policy as implicitly referring to 25 percent rental multi-family housing (apartments), because multi-family rental housing more readily serves a wider range of low income families. Neither the General Plan nor the Zoning Ordinance has definitions of the terms single-family or multifamily, although both terms are used throughout the City's policy and regulatory documents. However, Table 18 of the Housing Element Needs Assessment distinguishes between Single Family Attached, Single Family Detached, and Multifamily. Further, the Zoning Code residential categories distinguish between two single-family categories namely R-1 and R-2, one combined single family and multi-family category (R-3), and one sole multi-family category (R-4). This all suggests an intended difference between multi-family and other types of single family (both attached and detached).

Staff requests that the City Council confirm that, as applied to R-4 zoned land, Land Use Policy I.C.2 refers to 25 percent rental multi-family housing. The City Council may also wish to direct staff to provide definitions and greater clarify for the terms single family and multi-family.

There are a number of possible distinctions to be made between the two terms: attached versus detached construction; rental versus ownership residency (tenure); individual lot area versus common lot area; and density. New residential products that involve smaller lots and larger homes tend to blur these distinctions. Definitions from neighboring jurisdictions do not provide much guidance either (see examples below).

US Census:

Housing Unit -- A housing unit is a house, apartment, group of rooms, or single room occupied or intended for occupancy as separate living quarters. Housing units are categorized in the SACOG records as "single family", "two to four units", "five or more units", and mobile homes.

Davis Zoning Code:

Dwelling, multiple -- A building or portion thereof designed for or used by three or more families or housekeeping units.

Dwelling, single-family -- A building designed for or used exclusively for residence purposes by one family or housekeeping unit.

Dwelling, two-family or duplex -- A building designed for or used exclusively by two families or housekeeping units.

Vacaville Zoning Code:

Dwelling, Multi-Family -- means a structure containing two or more dwelling units on a single lot or a structure containing two or more dwelling units on more than one lot when the lots are generally surrounded by common area. (Ord. 1558, §13, 1996)

Dwelling, Single-Family -- means a structure, attached or detached, containing one dwelling unit located on an individual lot that is not generally surrounded by common area, which is attached to a permanent foundation, including manufactured homes permitted in accordance with Section 65852.3 through 65852.7, Division 1 of Title 7 of the California Government Code. (Ord. 1558, §13, 1996)

Woodland Zoning Code:

Dwelling, Duplex -- "Duplex dwelling" means a building designed for occupancy by two families living independently of each other located on a single parcel of land.

Dwelling, Multiple-Family -- "Multiple-family dwelling" means a building or portion thereof designed for occupancy by three or more families living independently of each other located on a single parcel of land.

Dwelling, Single-Family Attached -- "Single-family attached dwelling" means a dwelling unit designed exclusively for occupancy by one family and attached to one or more similar units located on separate parcels of land. See "Split lot duplex."

Dwelling, Single-Family Detached -- "Single-family detached dwelling" means a detached building designed exclusively for occupancy by one family.

■ General Plan Housing Policy II.A.4 states:

The City shall encourage development in the upper one-quarter of the density range in the Medium High Density Residential designation and require it in the upper one quarter of the density range in the High Density Residential designation.

The project is designated High Density Residential which has a density range of 10.1 to 20 du/ac. Therefore the minimum density required to satisfy this policy is 17.53 du/ac. Given the project size of five acres, a minimum of 88 units would be required ($17.53 \times 5.0 = 87.63$), or 13 more units than proposed. As such staff has determined that the proposed project is not consistent with this requirement.

The applicant has pointed out this policy is more restrictive than Zoning Code Section 17.60.030(C) which allows greater flexibility in the high density residential projects. This section of the Zoning Code states in part:

Pursuant to the general plan, residential subdivisions of sites which are classified medium high and high density residential in the general plan which promote development of affordable housing shall be approved in the upper one-half of the density ranges, unless site constraints effectively prohibit such intensity of development...

The differences between the General Plan and the Zoning Code are not significant. The General Plan imposes a more stringent standard that takes precedence over the zoning regulations. The applicant has asked that the Council either amend the General Plan to be consistent with the zoning regulations or make legal findings described under Section 65863(b) and (c) of the Government Code which state:

(b) No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in paragraphs (1), and (2) of subdivision (h), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:

(1) The reduction is consistent with the adopted general plan including the housing element.

(2) The remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584.

(c) If a reduction in residential density for any parcel would result in the remaining sites in the housing element not being adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584, the jurisdiction may reduce the density on that parcel if it identifies sufficient additional, adequate, and available sites with an equal or greater residential density in the jurisdiction so that there is no net loss of residential unit capacity.

However, Finding #1 can not be made in this case. To allow this lower density would be inconsistent with General Plan Policy II.A.4. This would require amendment to the General Plan policy which staff does not recommend. It would require a separate CEQA review and clearance and would be likely to be opposed by local affordable housing advocates and by the State Department of Housing and Community Development.

Finding #2 would require transferring the burden for the additional density from this property owner to other R-4 property owners within the City. This burden would fall on these other property owners with no off-setting benefit and solely for the private gain of this applicant. Additionally, it is likely such an action could not be taken without notice to the other property owners as it would presumably need to be taken in the form of some sort of General Plan overlay on those other R-4 properties. Staff does not recommend this course of action

The density reduction referenced in the State law is that which was relied upon in the inventory prepared to determine the total housing unit capacity for the Housing Element. In this case, as

documented in Table 4-1 of page A-48 of the Housing Element Housing Needs Assessment, the City relied upon a density of 88 units at this site.

Staff requests that the City Council confirm its commitment to this policy and reject any amendment or interpretation that would shift density burdens from one property owner to another. The Council could also direct staff to undertake an amendment of the zoning regulations to parallel the language in the General Plan and eliminate the potential for confusion on this issue, though staff does not feel this is necessary.

■ General Plan Recreational and Cultural Resources Policy V.A.1 states:

The City's overall goal shall be seven acres of developed parkland (combined neighborhood and community) per 1,000 residents.

Based on General Plan Policy V.A.1, projects creating new residential units have an obligation to develop new parkland at a rate of 7 acres per 1,000 population. This development obligation has four components:

- Acquisition of parkland.
- Funding of infrastructure (drainage, sewer, and water) to the parkland.
- Funding of design and construction of the parkland. This includes design; grading and construction of onsite infrastructure, utilities, and irrigation; preparation and enhancement of soils for planting; planting; purchase and installation of above ground improvements and equipment (including rest rooms, drinking fountains, play equipment, fields and courts, lighting, fencing, etc.).
- Acquisition costs, including administrative costs, costs of appraisals, and costs associated with eminent domain, if used.

With the exception of the Winters II project, which is a small (34 units) 100 percent very low income affordable apartment project, the City has required all recent development projects over ten units to provide fully developed (turn-key) park land at a ratio of 7 acres per 1,000 population pursuant to this policy. The Winters II project was granted an exception as a concession towards the 100 percent very low income affordability component. This parks requirement has been memorialized in project specific development agreements and has resulted collectively in a new 10.6-acre linear park through the Highlands property and funding for development of the City's 22-acre sports park north of Moody Slough Road.

The applicant's new attorney has taken the position that the City has no authority to pursue park requirements through the General Plan and further that the City's authority in this regard is pre-empted by the State Quimby Act (Government Code Section 66477). The Quimby Act is part of the Subdivision Map Act. It provides that a city may require through the subdivision process, the dedication of land (or fees in-lieu) to provide for three acres of park per thousand residents (or up to five acres under certain conditions) based on a formula provided in the statute. For projects solely involving a division of land the Quimby Act is a possible limitation on the City's authority, however approvals under the Subdivision Map Act require a finding of consistency with the General Plan and such a finding could not be made given the City's policy. In any event where other legislative approvals are required for a project, the City has greater discretion in this regard.

This same issue was raised by this attorney when the City was processing the Callahan and Hudson-Ogando applications and rejected at that time. The City's position is unchanged. The City does indeed

have authority through its General Plan to implement a parkland ratio applicable to the City's unique circumstances, culture, and desires. Virtually all of the region's jurisdictions (cities and counties alike) are similarly implementing parkland ratios through their General Plans that are in some cases far in excess of the 3 to 5 acres under Quimby to which the applicant suggests the City is limited.

There are two specific park issues related to this project that should be noted for the record: 1) The applicant is proposing to use 0.721 acres or 15 percent of the designated parkland for purposes of drainage facilities to serve the project – staff does not support this net reduction in Citywide planned parkland for purposes of private infrastructure use; and 2) The applicant is proposing parkland totaling 0.509 acres to serve the project. A park area of this size would result in a parkland ratio of 2.089 acres per 1,000 population for this project which is less than a third of the General Plan requirement, and which would leave a 1.196-acre deficit of parkland to serve the proposed project, under the City's policy.

Staff requests that the City Council confirm its intention to continue to apply this policy to new residential development.

GENERAL PLAN LAND USE CONSISTENCY

The eastern 4.7 acres of the site are designated Recreation and Parks (RP). This designation allows for "existing and planned public parks and public and private recreational uses." The Floor Area Ratio (FAR) for developed uses can not exceed 0.20. Based on the original project application, the applicant is proposing that the bulk of the area (3.482 acre or 74 percent) would be retained as preserved/protected habitat due to the existence of natural wetlands. Of the remaining portion, 0.721 acre or 15 percent is proposed for detention ponds to accept run-off from the residential portion and 0.509 ac or 11 percent would be available to be used as active neighborhood park. The applicant was previously proposing to develop this portion with a walking trail, benches, tot lot, basketball, and dog run; however, as indicated above it is understood that the applicant is no longer proposing any development of the park site.

The area proposed for detention facilities and preserved habitat would not generally be considered consistent within this designation. The Public/Quasi-Public designation (PQP) is more appropriate for the detention facilities. The Open Space designation (OS) is more appropriate for both and could be considered consistent for the park features as well. Therefore, staff has determined that a General Plan land use amendment to a combination of P/QP and RP, or P/QP, OS, and RP is required to allow for the proposed habitat.

Staff requests that the City Council confirm that drainage facilities to serve private development are not an appropriate use of designated park land and confirm that a General Plan Amendment and rezoning would be required for the land proposed to be used in this manner.

ZONING CODE REGULATORY CONSISTENCY

The applicant has recently suggested that a Tentative Subdivision Map is not required for this project, because they consider it to be a "condominium project". Government Code Section 66428(b) allows the City to waive the tentative map requirement for such projects so long as an ordinance for this purpose is put into effect. It appears based on December 2006 correspondence (Attachment C) that the applicant may no longer be pursuing this position; however staff believes it remains prudent to get Council direction on this matter.

It was understood that the applicant was pursuing this option as a mechanism to avoid compliance with otherwise applicable zoning regulations related to site design. A full analysis of regulatory consistency

has not been performed; however, the project as proposed is not consistent with the applicable development requirements for High Density Multi-Family Residential (R-4) as shown in Tables 3A, 3B, and 4 of Section 17.56.010 of the Zoning Ordinance. These regulations address maximum site coverage, height, lot area, lot width, and setbacks. A comparison is provided below:

	<u>R-4</u>	<u>Proposed</u>
Maximum site coverage	70%	100%
Height	45ft	26ft
Minimum lot area	10,000sf	1,273sf
Minimum lot width/depth	80ft	19ft
Front yard setback	20ft	0ft
Alley setback	5ft	0ft
Side yard setback	15ft	0ft

There may be other regulatory inconsistencies. For example if the project is determined to be a multi-family project, Section 17.60.060 (Residential Multi-family Development Standards) would apply which includes a requirement for 7,500 square feet of shared open space, 30 cubic feet of private storage space per unit, and a "gathering room" of a minimum of 2,250 square feet. Should the project move forward, staff will undertake a full regulatory consistency analysis. A rezoning of the property is needed to add the Planned Development (-PD) overlay zone to the property to allow for possible modifications of the regulations. A PD Permit would also be required to effectuate the ultimate provisions of the PD overlay zone. The latest correspondence from the applicant, however, appears to be requesting the PD Overlay.

Pursuant to Government Code Section 66428(b), the adoption of an ordinance by the City that waives the map requirement for condominium projects is optional. The City currently does not have such an ordinance. The City Council is asked whether they desire staff to prepare such an ordinance for their consideration. For the reasons indicated above, staff does not recommend this action.

ATTACHMENTS

Attachment A – Summary of Project Information

Attachment B – Minutes from March 28, 2006 Planning Commission Workshop

Attachment C – December 21, 2006 Letter from Applicant's Attorney

ATTACHMENT A

SUMMARY OF PROJECT INFORMATION

Project Description: The following is based on the revised map submittal package received December 23, 2005 and project description received March 9, 2006. A revised application package and project description will be necessary once the applicant has determined how they wish to proceed.

The project is a proposed subdivision of 10.633 acres to create:

- 75 single-family lots on 2.192 acres
- Roadway dedications for Railroad Avenue and Dutton Street totaling 1.149 acres
- Parcel A for common area including landscaping, internal roads, club house, pool, guest parking, and bike path totaling 2.580 acres
- Parcel X for park, detention, and open space totaling 4.712 acres

All of the proposed single-family lots would be 1,273 square feet in size (19 feet wide and 67 feet in depth). Unit sizes are proposed to range from 1,488 square feet to 1,768 square feet. All units are proposed to be two-stories. Units will have either two-bedroom/two bath or three-bedroom/two bath floor plans, with rear-loaded two-car garages (513 square feet). The applicant proposes 21 internal guest parking spaces.

The proposed common area (Parcel A) would include a 2,320 square foot clubhouse, landscaping, walkways and site lighting, recreation deck, swimming pool, Jacuzzi, and fountain. Based on community input the applicant is no longer proposing to have this community be gated.

For the residential component of the project (4.772 ac or 207,868 sf), site usage breaks down (approximately) as follows:

Building footprint	86,615 sf	42%
Driveway/parking	54,238 sf	26%
Landscaping	50,623 sf	24%
Walks	16,322 sf	8%
Total area	207,798 sf	100%

Street lights, sewer, storm drainage, and internal roads are all proposed to be private owned and maintained by a homeowner's association. Water would be publicly owned and maintained. The park site would be dedicated to the City and maintained by a lighting and landscaping district.

Location: The project site is located in the north-central portion of town, along the east side of Railroad Avenue, between Carrion Circle and Martinez Way. The property extends from Railroad Avenue east to Walnut Street. The project site totals 10.633 acres comprised of APNs 003-360-05 (10.000 acres) and -18 (0.633 acres).

General Plan Designations: The western five acres are designated High Density Residential (HR). The eastern five acres are designated Recreation and Parks (RP). The General Plan shows an extension of Dutton Road running north/south through the middle of the property dividing these two designations.

Zoning: The western five acres is zoned High Density Multi-Family Residential (R-4). The eastern five acres is zoned Parks and Recreation (P-R).

Site Features: The land contains no buildings or other structures. There are 10 mulberry trees and 34 almond trees located primarily near the western boundary of the property along Railroad Avenue. There are three trees in the center of the site. The site appears to contain primarily non-native grassland habitat. The property is potential habitat for the following species: Swainson's hawk, white-tailed kite and other raptors, western burrowing owl, and vernal pool invertebrates.

Flood Designation: A portion of the property (5.000 acres) in the northwest corner of the site is designated "Flood Overlay Area" in the General Plan. A portion of the property (1.469 acres) near the southeast corner of the site falls within the 100 year flood plain (AO Zone) on the Federal Emergency Management Agency (FEMA) maps. Specifically, the AO zone denotes areas within the 100-year floodplain with expected maximum flood depths of two feet.

Surrounding Land Uses:

North – Existing landscaping business (greenhouses and a residence) located on high density residential designated land and existing rural residential (3 residences) on low density residential designated land.

West – Railroad Avenue and existing medium density residential (North Point Village).

East – Walnut Lane and existing medium density residential (Almond Orchard I and III).

South – Vacant office land, existing self-storage on office designated land and existing apartments (Almondwood Apartments).

Background and History: The property has been owned by the Ruiz family since 1937. The property was formerly a walnut grove. The orchard was removed by 1982. Farming has ceased and the land is vacant. The history of the subject application is as follows:

July 5 and 9, 2005 – Neighborhood workshops held by applicant

September 8, 2005 – Application filed for tentative subdivision map, design review, site plan review, and use permit.

October 6, 2005 – Application found to be incomplete. Project information requested. Additional clarification sent October 25, 2005.

December 23, 2005 – Revised engineering package received.

January 12, 2006 – Design review package received.

February 6, 2006 – "Economic" information received.

March 2, 2006 – Email to applicant attorney asking about technical reports needed for environmental review. Attorney responds he is looking into status.

March 9, 2006 – Requested project details received from applicant. Project scheduled for Planning Commission workshop.

March 20, 2006 – Draft final project description provided to applicant and applicant attorney for review. Various general plan amendments and/or policy interpretations, development agreement, rezoning and CUP for Planned Development Overlay added as necessary entitlements.

March 23, 2006 – Project description completed and released for public review.

March 28, 2006 – Planning Commission workshop on project. No formal action taken. Minutes reflect majority of Commission has concerns about project. Key issues discussed:

- sewer capacity
- growth rate and project timing/phasing
- inconsistency with General Plan
 - deficit of park land
 - flood overlay policy
 - mix of housing stock (for-sale v. rental)
 - density
- inconsistency with development standards contained in the Zoning Ordinance
- net loss of planned parkland – wetlands and drainage issues
- Development Agreement concerns

March 29, 2006 – Communication to applicant asking whether they wish to proceed with project as proposed in light of Planning Commission feedback.

March 30, 2006 – Response from applicant: "We will be in touch shortly."

March 31, 2006 -- Response from other applicant representative reiterating same. No later response received.

May 3, 2006 – Traffic Study completed by City consultant.

June 27, 2006 – Communication to applicant requesting outstanding studies necessary for environmental review (air quality, noise analysis, and title report) so that project processing can proceed.

June 28, 2006 – Response from applicant attorney indicating he has not heard from client and will ask again.

July 6, 2006 – Communication applicant requesting meeting and inquiring as to status of outstanding technical reports.

July 10, 2006 – Applicant engages new attorney and informs City of this.

July 12, 2006 – Applicant attorney confirms that air quality consultant and noise consultant have received traffic data inputs.

July 19, 2006 – Development Review Committee meets on project. Applicant attorney indicates that project is being revised and that information will be provided to staff.

August 6, 2006 – Draft revised project description and letter from applicant attorney sent to staff for "discussion purposes". Possible project modifications mentioned in the communication include: add condominium application; remove tentative map application; "waive" tentative map

requirement to divide property; remove PD overlay/CUP application; remove design review application; re-characterize project as multi-family for-sale; "waive" otherwise applicable development regulations; "interpret" various General Plan policies to not apply to project; remove Development Agreement entitlement.

August 8, 2006 – Title report received.

August 24, 2006 – Affordable Housing Committee. Continued to September 7th to allow for review of materials submitted by applicant attorney at meeting.

August 24, 2006 – Verbal confirmation by applicant attorney that project is proposed to be modified as described in draft package submitted August 6th.

August 25, 2006 – Revised affordable housing proposal submitted.

September 1, 2006 – Letter to applicant responding to August 6th package of draft documents and requesting meeting.

September 7, 2006 – Affordable Housing Committee meeting cancelled until status of project is clarified and application resubmittal received. Applicant attorney agrees.

September 15, 2006 – Staff meets with applicant attorney and project representative. Continued discussion of possible project changes contemplated by the applicant. Agreement to ask Council to decide on policy issues once revised project description and application are received.

September 17, 2006 – Communication from Applicant attorney that revised application will be submitted and confirming agreement to seek Council interpretation of various items.

October 17, 2006 – Attorney for Legal Services of Northern California contacts staff to determine why project applicant is requesting position on project.

November 9, 2006 – Applicant attorney requests hearing date for Council direction on policy matters. Revised project application information has not been provided.

November 17, 2006 – Letter from City's Special Counsel to applicant attorney clarifying which issues may be best for Council interpretation, reiterating that the nature of the proposed modified project remains unclear and unresolved, and recommending that the project application be amended after Council direction is received.

December 18, 2006 – Applicant contacts State Department of Housing and Community Development (HCD) requesting their support in opposition of rental housing on the site and in opposition of densities required by the City's General Plan.

December 21, 2006 – Letter from applicant attorney identifying additional possible changes to the project proposal including retain tentative map application.

December 22, 2006 – Staff correspondence to HCD confirming project inconsistency with the General Plan and confirming City support for maximum densities on high density designated land.

Previous Relevant Environmental Analysis: The subject property has been designated for high density residential and park uses since at least 1992 when the last major update of the General Plan was adopted. The 1992 General Plan was the subject of a certified Environmental Impact Report that

examined the environmental impacts associated with adoption of the General Plan. The range of units allowed on the property under the General Plan is 50 to 100 units (5ac x 10.0du/ac; 5ac x 20.0du/ac). The assumed yield for the General Plan EIR analysis was 77 units (5ac x 15.40du/ac). The proposed yield is 75 units ($75 \div 4.93^1 = 15.21\text{du/ac}$) which is slightly less than the EIR assumption and therefore the project falls within the prior build-out analysis.

¹ 4.93 ac = the gross acreage for the residential use including all of the Railroad Avenue dedication (0.433ac), all of the residential lots (1.559 ac), all of the common area (2.580 ac), and one half of the Dutton Street dedication (0.358 ac).

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Vice-Chairman Graf called the meeting to order at 7:30 p.m.

PRESENT: Curry, Jordan, Neu, Tramontana, Vallecillo

ABSENT: Graf, Ross

STAFF: Dan Sokolow, Community Development Director; Heidi Tschudin, Contract Planner; Nick Ponticello, City Engineer

Neu led in the Pledge of Allegiance.

COMMUNICATIONS:

Staff Report

Current Planning Projects list dated March 21, 2006.

Community Development Director Sokolow gave an overview of the Current Planning Projects List noting that there were no changes made except to the Winters Highlands status.

Commission Reports

Vice-Chairman Jordan stated that Chairman Ed Ross had resigned from the Planning Commission and expressed his appreciation for Ross' services on the Commission.

CITIZEN INPUT

None.

CONSENT ITEM

Approve minutes of March 14, 2006 special meeting of the Planning Commission.

Community Development Director Sokolow stated that the minutes are not ready for approval and would be brought to the April meeting of the Commission.

ACTION ITEM

None.

INFORMATION ITEM

Status report on planning review project.

DISCUSSION ITEMS:

1. Workshop CEQA/Scoping session on Village on the park residential Project (APNs 003-036-05 & 18).

Contract Planner Tschudin gave an overview of the project and detailed the four major components: proposal for 75 lots; roadway dedications Railroad Avenue and Dutton Street; common area (Parcel A) for landscaping, clubhouse, and other features; and storm drain detention/open space/park area (Parcel X). She said the project has a park acreage deficit; in the interim a portion of the parkland area would be used for flood control facilities. Tschudin discussed how the project fits into the growth rate issue.

Some of the major issues based a staff review of the project are as follows:

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1. General Plan consistency – a portion of the project site is located in the General Plan Flood Overlay area.
2. Mix of housing stock (for sale versus rental) – the applicant is proposing all for sale units for the R-4 Zone (High Density Multi-Family Residential) site.
3. General Plan Housing Element requirement that development for the R-4 Zone occur at the upper one-quarter of the density range.
4. Regulatory consistency for the R-4 Zone – the applicant is proposing site coverage, setbacks, and other development standards that differ from the R-4 requirements.

Tschudin said the last issue (regulatory consistency for the R-4 Zone) could be addressed by a rezone for a planned development overlay. Staff would oppose the project as proposed.

Bill Kampton, a representative for the project applicant, addressed the Planning Commission. He noted that the project site is one parcel removed from the Downtown Master Plan area and would provide pedestrian and bikeway access to the downtown. Kampton said a high quality craftsman-style design would be used and the project would provide high quality entry-level housing.

Jeff Bray of LSA Associates and the project biologist provided the Planning Commission with a summary of the biological resources found at the project site.

Bryan Bonino of Laugenour and Meikle and the project civil engineer said the project doesn't have serious infrastructure issues. He noted that the project will have to pay its fair share towards expansion of the City's Wastewater Treatment Facility and the City is processing a General Plan Flood Overlay Area implementation plan. Bonino said traffic in general is a "hot" topic in Winters. He discussed the proposed bicycle and pedestrian improvements the project would provide including bicycle and pedestrian connectivity to the south.

Commissioner Curry asked why the applicant was calling the storm drain detention facility temporary. Bonino responded that the facility would eventually be replaced and would be designed to retain water for 48 hours. Curry noted that need to address flood issues because of the problems that the Almond Orchard residents have had with flooding.

Commissioner Neu asked how much of the project's pavement would be permeable. Bonino stated that he would not recommend permeability because of clay soils found at the project site.

Commissioner Vallecillo asked whether the storm drain detention facility would be just a "hole in the ground". Bonino responded that viewing platforms and plantings could be incorporated into the facility.

Kampton addressed the General Plan 75% (single-family)/25% (multi-family) split for residential. He said the 25% doesn't specifically mention apartments. The project will result in multi-family units priced at a point for entry-level ownership. Kampton said the units won't come up to the prices of single-family homes and the project will also provide 15% of the total units as affordables. Vallecillo asked how the applicant was going to guarantee that the affordable units wouldn't increase in price. Kampton discussed market forces. Vallecillo said he was worried about the market rate homes. Kampton said the project would always be an alternative to a single-family home in the housing market. Vallecillo asked what would happen

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if investors wanted to buy a block of homes. Tschudin said there was little the City could do to prevent this. The City could require owner occupation through a development agreement, but this usually only addresses the first round of sales.

In response to a question from Neu, Tschudin said there are 6-inch gaps between the units to deal with liability issues.

Curry asked whether the applicant had other projects of the type being proposed that the Planning Commission could view. Kampton said the applicant would put together a packet of similar projects and circulate it to the Commission. While the applicant doesn't have a product similar to what is being proposed, the applicant has used similar architecture.

Commissioner Tramontana said he likes the idea of apartments and the way the pond (storm drain detention facility) could be used as an amenity. He said he thinks apartments would be a better idea than townhouses.

Neu said he doesn't like the idea of the pond and the City would be losing out on park area. While he understood the reason not to phase the project's units, Neu said he didn't see how the City could take another 75 units.

Vallecillo said he didn't see how the City could move forward and say "build it" when 2,000 persons will be moving into town from residential projects that have been recently approved. He agreed with Tramontana's comments on apartments because the project site has been designated for apartments. Vallecillo also discussed the need to review the City's General Plan.

Curry expressed her concerns about the stairs for the units and their suitability for seniors.

Vallecillo expressed concerns on the safety of children from the project having to cross a street (Dutton Street) to get to the tot lot play area at the park.

Curry asked City Engineer Ponticello how the residents of the project would access Dutton. Ponticello said access to Dutton would be just from an emergency vehicle access (EVA).

Commissioner Jordan asked whether the General Plan actually says that apartments shall be constructed on the R-4 site. Tschudin said the General Plan doesn't, but she went on to discuss the need for apartments in the City.

Jordan said he didn't disagree on the need to have apartments; however, he cited the firefighters, police, and teachers that can't afford to buy a home in Winters. Jordan said there would be some benefit in having some entry-level homes. There's some entry-level homes that will go into the Callahan Estates, Hudson-Ogando, and Winters Highlands projects; however, most of the units in those projects will sell for more than \$400,000.

Tramontana agreed that the City needs to have smaller homes, but he described the project's lots as "tiny". He stated that apartments would be better than townhouses for the project site.

Jim Nolan, a member of the project team, passed out a cover letter for the economic analysis that the applicant prepared for the project that indicated that market rate apartments were not

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economically viable for the project site. Nolan discussed the project's history which included a discussion with the City a couple of years ago on developing an affordable 120-unit apartment complex. The applicant then re-engineered the site for 90 units. He said that market rate apartments can't be built on the site. According to Nolan, a subsidy of \$9 million would be needed for a 75-unit market rate apartment project.

Tschudin in response to Nolan's comments about the lack of economic viability for the construction of market rate apartments at the project site said that an important clarification needs to be made. She said that what Nolan is saying is that apartments can't be built on the site now.

Nolan discussed the real estate recession that occurred in the late 1980s/early 1990s and how some people characterized it as a real estate depression. He noted that some people had to sell their homes at a loss at prices less than their mortgages. While prices will come down, Nolan stated they won't fall enough to build apartment on the project site. He highlight the loan and grant assistance that the City was providing the Community Housing Opportunities Corporation for the Winters II project – a 34-unit affordable apartments facility.

Neu said the City is always going to be falling behind on park acreage.

Curry said she would like receive information from the applicant on its company's history and typology of the type product that is being proposed.

Vallecillo said Nolan was right in his assessment that the market won't support the construction of a market rate apartments project.

2. Workshop CEQA/Scoping session on Mary Rose Gardens residential project (APN 003-524-19).

Community Developer Director Sokolow gave an overview of the project and identified the project site on the City's Zoning Map. He also read into the record a letter from Greg Drummond, the property owner at 411 Luis Place, regarding concerns Drummond has with the location of the emergency vehicle access (EVA)/overland flood release at the Carter Ranch subdivision and the location of the park space proposed for the Mary Rose Gardens (MRG) project. Drummond supports moving the EVA/overland flood release to MRG and relocating the park space to another location in MRG.

City Engineer Nick Ponticello discussed the weir in the Rancho Arroyo Regional Detention Facility and the release of floodwaters through the weir into the streets of Carter Ranch and finally out to Cemetery Lane through the Carter Ranch EVA/overland flood release. He said the EVA aspect is secondary to the overland release and the elevations won't allow the relocation of the Carter Ranch overland release to MRG.

Commissioner Neu asked if staff had consulted with the Fire Department on the project. Sokolow said staff had discussed only the street name and addressing for the project.

Dave Snow, project applicant, said project density is below the R-2 Zone requirement because of the proposed park space area and concerns expressed about the number of units. People who

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attended the neighborhood workshops liked the idea of the mini park. Snow described MRG as an infill project. The homes are setback a significant distance from the existing homes in the Carter Ranch project. In addition, the homes that backup to Grant Avenue are setback at least 31-feet from Grant. Snow has started the development agreement negotiation with City Manager John Donlevy. According to Snow, Donlevy would like to see the project fund the construction of a sidewalk on the south side of Grant.

Snow reviewed proposed elevations of the homes with the Planning Commission and discussed his plans for staggering the front yard setbacks of the homes and the garage front yard setbacks.

Snow said he was licensed as a general contractor in 1993 and he's built custom homes since 1998. He has built a number of subdivisions in various locations and has a number of projects in design using a variety of brick and stone materials. He discussed the switchback configuration for the entrance to the mini park to make it safe. Snow reviewed three conceptual designs for the mini park – all include a clock tower feature. He said that the people who attended the neighborhood workshops preferred a mini park design with open space.

Neu asked whether the sound wall for the project would be installed in front of the mini park. Bryan Bonino of Laugenour and Meikle and the project civil engineer said the sound wall would transition down to a wrought iron fence at the mini park.

In response to a question from Commissioner Curry, Sokolow said the City would be responsible for maintaining the mini park. Curry asked if there was a buffer zone between the mini park and Grant Avenue. Ponticello said the City has designed a Grant Avenue corridor that two traffic lanes with a widened landscape area. There's enough land to expand to four traffic lanes if needed and Caltrans had requested this. The Grant corridor will have a raised landscaped median and wide landscaped area on the north side of Grant. Pedestrian improvements will be installed on the south side Grant. Pedestrian improvements will be constructed at the West Grant and West Main intersection. Ponticello said the Creekside Estates project which backs up to Grant Avenue will have a 32- to 34-foot wide landscape corridor on Grant instead of the originally planned 24-foot. He hopes to have all the improvements for the Grant corridor completed.

Curry asked if it was possible to save the large Walnut trees on the south side of Grant. Ponticello said the proposed work on the south side of Grant would be north of the trees; however, the trees haven't been assessed.

Commissioner Tramontana expressed concerns about having the windows of two story homes in close proximity to the sound wall on Grant Avenue. He asked whether there would be a Wastewater Treatment Facility (WWTF) capacity problem for the project. Ponticello said none of the projects before Winters Highlands have a requirement that they can't be built before expansion of the WWTF. Highlands has a provision in the development agreement reserving wastewater capacity for the first three phases of the project (or 250 units). He said he doesn't see a capacity issue with the MRG project. Highlands has to provide funds for expansion of the WWTF or Highlands doesn't receive a capacity reservation for units.

Curry said she would like to see universal design features in the project.

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Commissioner Jordan the mini park has been placed in a good location and it would take care of the pedestrian traffic that had been using the Carter Ranch EVA/flood overland release.

Neu asked how long it would take for the project to go forward.

Tramontana would like to see park in-lieu fees used to improve the City's skate park on Valley Oak Drive.

Larry Justice, a member of the Winters Cemetery District board of directors, said a major issue for the District is the fencing along Cemetery Drive. While the conditions, covenants, and restrictions (CC&Rs) for the Carter Ranch development prohibited the installation of rear yard gates for homes that backup to Cemetery Drive, one of the Carter Ranch residents constructed a gate and accesses Cemetery Lane. Justice said another concern is the lack of lighting along Cemetery Drive; he noted that youths sometimes congregate on Cemetery Drive during the night hours.

3. Workshop CEQA/Scoping session on 723 Railroad Avenue residential/commercial project (APN 003-322-20).

Community Development Director Sokolow gave an overview of the project.

Applicant Eva Brzeski thanked staff for the explanation and described the project as a mixed-use infill development. She noted the project's location in the Downtown Master Plan (DMP) and her work with the DMP Steering Committee and neighbors of the project.

Bob Lindley, project architect from YHLA, worked in Davis and the surrounding areas for the last 15 years. Lindley reviewed a revised site plan and elevations with the Planning Commission. The project will be responsible for street improvements on Railroad Avenue and Anderson Avenue. He said the project will have a fairly high residential density/commercial mix on the Railroad frontage. Lindley said he wanted to create a green oasis (park-type space) at the center of the site and orient houses around it. He noted the proximity of the Double M Trucking company to the project location and the need to orient the residential units away from the trucking company and towards the green oasis. Lindley explained that the site is too far from the downtown to do retail. The ground floor commercial spaces would have their own access from Railroad and one-hour occupancy separations from the residential units.

Lindley said the residential units would consist of 1,000 square foot start homes with two bedrooms and two bathrooms and 1,400 square foot residences with three bedrooms and two bathrooms. In addition, each of the larger units would include a bonus room above the garage area that could be used for a small residential unit.

Commissioner Jordan asked where the clients of the commercial spaces would park their vehicles. Lindley said on-street parking would be provided on Anderson Avenue. While there's a desire to have on-street parking on Railroad Avenue, this won't occur. Lindley indicated that the commercial businesses wouldn't attract a lot of visitors.

Commissioner Curry expressed her concerns about residents of the project not parking in their garages and parking elsewhere such as Anderson west of Railroad. She stated her interest in

**MINUTES OF A REGULAR WINTERS PLANNING COMMISSION MEETING HELD
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seeking a market study of the businesses that would use the commercial spaces.

Sokolow read into the record a letter from John Martin, the owner of the Double M Trucking company. Martin expressed concerns about the project's proximity to his company and noted that Double M has been in business at the same location for many years. Sokolow also noted a comment from the March 8, 2006 Development Review Committee (DRC) meeting. One of the DRC members asked why housing was being pursued for the project site, which is zoned Central Business District (C-2) and Office (OF).

Jordan suggested a disclosure item for residents of the project regarding the proximity of the Double M truck yard. He also asked why on-street parking couldn't be provided on Railroad Avenue. City Engineer Ponticello said that Railroad Avenue is an arterial street and the street cross section doesn't include on-street parking. He indicated that he didn't have a problem with a reduced right-of-way on Anderson Avenue. This would result in a monolithic sidewalk rather than a separated sidewalk with a landscape strip between the sidewalk and the street.

Curry asked if the Fire Department had reviewed the project. Lindley responded yes and indicated that changes have been made based on comments from the Fire Department. These changes include an increase in the internal roadway width from 16 feet to 20 feet, an increase in the southeast corner inside radius, and an enhancement in the fire suppression requirement to NFPA 13D because of the three-story buildings.

The meeting was adjourned at 10:58 P.M.



DON JORDAN, VICE CHAIRMAN

ATTEST:



DAN SOKOLOW, COMMUNITY DEVELOPMENT DIRECTOR

ABBOTT & KINDERMANN, LLP

ATTORNEYS AT LAW

December 21, 2006

Steven P. Rudolph
McDonough Holland & Allen
555 Capitol Mall
Sacramento, CA 95814

Re: Village on the Park - City of Winters

Dear Steve:

Thank you for your letter of November 17, 2006. I appreciate your summary of the issues that the staff and my clients wish to present to the City Council for policy guidance to assist in further processing of the Village on the Park multi-family residential common interest development project. Items 1 and 2 are accurate statements of the issues as my client sees them. Item 3, regarding drafting of a subdivision map waiver ordinance to implement Government Code section 66428 (b) will not be necessary for the Village on the Park project.

My clients are willing to move forward with the tentative subdivision map application as submitted, with the understanding that we reached in the meeting that it is a condominium plan, and what are shown as "lots" are actually the footprints of each attached townhouse unit, which will be owned in fee title (ground to air), but which will be subject to access and exterior maintenance by the homeowner's association in accordance with recorded Covenants, Conditions and Restrictions (CC&Rs) for the project. Each multi-family structure will have a common foundation, and adjacent units within each structure will have attached party walls. The remainder of the parcel not covered by unit footprints will be owned by the homeowner's association, including landscaping, interior roads, and common areas (clubhouse, etc.).

With regard to the fourth issue concerning density, the City can consider whatever mechanism the Council may deem appropriate to reconcile the general plan and housing element with the zoning ordinance, as they are legally required to do pursuant to Government Code section 65860. My clients are not requesting a zoning ordinance amendment as part of their application. They are requesting that the Council make a policy decision to permit development of the 75-unit Village on the Park project at a net density of 15.72 units per acre instead of 84 units at the 17.54 units per acre minimum that the housing element policy II. A. 4. mandates for the High Density Residential land use, R-4 zoning designation. Government Code section 65863, subdiv. (b) and (c) permits the Council to approve projects at densities lower than the minimum provided in the Housing Element if the Council makes written findings that: 1) a reduction is consistent with the adopted general plan, and 2) the remaining sites identified in the housing element are adequate to accommodate the City's fair share of the regional housing need for low and moderate income households. The City can make this decision based on a policy to require the remaining R-4 zoned land to be developed at a minimum density of 18 units per acre,

Steven P. Rudolph
December 21, 2006
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or by designating additional land area within the City for R-4, high density development. As is explained in greater detail in the issue statement that I will send to you next week, my clients will present substantial evidence to support the City Council making these findings, should it desire to do so.

While attending the annual meeting of the California Chapter of the American Planning Association in October, I had the opportunity to speak briefly about the rental/for-sale issue for multi-family development and the density question with Cathy Cresswell, the Deputy Director in charge of the Housing Policy Development division of the State of California Department of Housing and Community Development. She invited me to write a letter to her seeking clarification and any guidance that HCD may have to offer the City on these questions as presented by the Village on the Park project. You have already received a copy of my letter to her. Hopefully she will be able to provide a response for the benefit of the City Council before the January 16, 2007 meeting. I've also been in communication with John Gianola, the managing attorney of the Woodland office of Legal Services of Northern California, who monitors the City's efforts to provide affordable housing, for his reaction and suggestions. We have yet to get together for a detailed discussion, but I plan to do so prior to the Council meeting. My purpose in these communications is simply to remove perceived impediments in Housing Element policy as enforced by HCD and the City's potential exposure to continued litigation over its affordable housing obligations should the City approve the policies we are suggesting, not to pressure or coerce the City Council's policy prerogatives.

There is another significant policy issue that I outlined in my client's August 4, 2006 revised project description and draft letter to Mr. Donlevy that helped prompt our September meeting with City staff. Because my clients own the approximately five-acres on the east side of their property that is designated in the General Plan for a park site, they have proposed to dedicate it to the City in a manner consistent with the park site provisions of the City's subdivision map ordinance and section 66477 of the Subdivision Map Act, known as the Quimby Act. My clients recognize their obligation to contribute to park site acquisition and development under the Quimby Act and to pay the park development fees incorporated in the City's developer fee requirements as permitted by the Mitigation Fee Act, Government Code sections 66000, et seq. These obligations, however, fall far short of the City's goals and expectations as expressed in the General Plan and in the park contribution provisions included in Development Agreements entered into between the City and other residential subdivision developers recently.

My clients do not wish to enter into a Development Agreement in conjunction with their project. Development Agreements are voluntary under state law. We estimate that the cost of the "community benefits" package in recent development agreements and as proposed by City staff would be in the range of \$40,000.00 - \$50,000.00 per unit or more. That cost would make it impossible to achieve my client's goal for the project to provide attractive entry-level home

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ownership opportunities at prices substantially below conventional single family homes of comparable floor area available for sale in Winters. My clients estimate that to be marketable, the units must be at least \$50,000.00 - \$75,000.00 less.

We believe that the City has a significant need to provide more affordable home ownership options if it wishes to attract and retain public service employees (such as police officers, fire fighters, teachers, and other City workers) who can afford to live in Winters. My client's project is designed to help fill that need. If unsubsidized private market housing developers such as my clients are going to help the City meet its affordable housing goals, the City will have to adopt more realistic policies for financing extra amenities for parks, libraries, community pools, schools and other public facilities.

Market-based housing developers will not build a project that can't be sold for a realistic price and earn a reasonable return on their investment (and meet their lender's and equity investor's requirements). Because the market segment that this project is designed to serve is below current for sale product available in Winters, there is only a narrow gap within which the private market can respond to the City's needs. For Village on the Park to be successful in adding diversity to the types of lower-cost housing stock available in Winters, my client and the City will have to find ways to work together.

I've recently had the opportunity to meet with some citizens of Winters who are active in speaking out on development issues. We had a stimulating dialog on the issues of providing park space with a broader mix of activities, dealing the drainage issues present in the north east part of Winters on a more manageable scale than the Moody Slough project, preserving and restoring vernal pools as part of open space within Winters, among other topics. Their reaction to the 75-unit plan for the R-4 zoned portion of the site was that, if anything, it is too dense and too ordinary for Winters. One suggestion was for the bottom of the on-site detention basin be available for dual use during the spring, summer and fall as a community garden, open to the residents and the public to raise fresh food. The garden could be managed by a community non-profit gardening club open to anyone living in Winters with assistance from UC Extension, thus reducing maintenance expense for the City. The clear preference was to preserve and enhance the current highly disturbed seasonal wetland on-site as part of the open space plan. They suggested Aggie Village in Davis as one model for emulation (although no commercial component would be included).

As was proven with the facilitated workshops on the Hudson-Ogando and Callahan projects, constructive engagement with the citizens of Winters can lead to more innovative and better designed projects that achieve multiple objectives and benefit the public. If the Council would authorize a planned unit development overlay for the entire 10-acre site, a plan with 75-84 units (including some accessory dwelling units), with the approximately 5 acres of public park space distributed throughout the site would be feasible and could incorporate many of these

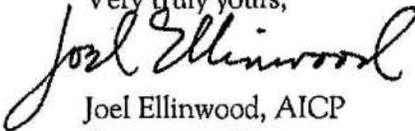
suggestions. With this direction, a revised site plan could be submitted meeting certain defined criteria for further approval at the design review stage.

To summarize, my clients request that the City Council:

- 1) Confirm that "multi-family" as used in the general plan, housing element and zoning ordinance includes for-sale townhouse or condominium residential projects as a permissible use;
- 2) Determine that the project can go forward at this time with an on-site drainage solution incorporating a dual use detention basin as part of the open space plan for the site in lieu of or until the development of the Moody Slough drainage plan is approved and implemented;
- 3) Specify whether a 75-unit project can be approved with the written findings under Government Code section 65863 (b) and (c), or if the City will require a minimum of 84 units, but to allow some of those units to be accessory-type dwellings that could be sold with the primary unit to either accommodate larger or extended families or provide rental income for the owner of the primary unit or that could be owned and maintained separately as rental units managed by the homeowners association;
- 4) Confirm that the project's park obligations will be satisfied in compliance with Quimby Act limitations and credits, together with the parks component of the City's adopted developer fee schedule;
- 5) Determine whether the project should be developed in two halves - park on the east and dense multi-family developed on the west, or as an integrated whole with public, multi-use open space distributed throughout the site that will incorporate both enhancement of the seasonal wetland on-site with reduced set-backs and a dual-use detention basin.

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Once these issues are resolved, processing of the project entitlement can proceed, either as currently designed, or subject to redesign with specified features at the design review approval stage. Thank you again for helping shape a process that will resolve the impasse reached with staff on these issues without further guidance from the City Council.

Very truly yours,

Joel Ellinwood, AICP
Attorney at Law

cc: Dan Sokolow, Heidi Tschudin, John Donlevy,
Mayor and Members of City Council, Clients



CITY COUNCIL STAFF REPORT
January 16, 2007

TO: Honorable Mayor and Councilmembers

THROUGH: John W. Donlevy, Jr. – City Manager

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Public Hearing and consideration of Mary Rose Gardens Subdivision. The project is a proposed subdivision of 5.69 acres to create 28 single-family lots including two half-plex lots (Lots 12A and B) and Parcel X for an 18,433 square foot subdivision feature/green space area at 415 Grant Avenue (northwest corner of Grant Avenue and Cemetery Lane). APN: 003-524-19 (5.69 acres). Applicant: Dave Snow. Entitlements include Tentative Subdivision Map; Development Agreement; Rezoning to add the Planned Development Overlay over the 5.69-acre site; Planned Development Permit for PD Overlay; Site Plan for residential units and landscaping of Parcel X; and Demolition Permit. STAFF IS RECOMMENDING THAT THIS ITEM BE CONTINUED TO THE FEBRUARY 6, 2007 CITY COUNCIL MEETING.**

RECOMMENDATION: Staff recommends that the City Council continue the public hearing and consideration of the project to the February 6, 2007 meeting of the City Council. Staff has not completed preparation of the staff report and attachments necessary for the City Council's consideration of the project.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: January 16, 2007
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Carol Scianna, Management Analyst *CS*
SUBJECT: Proposal for Putah Creek Park Master Plan Update

RECOMMENDATION:

The Winters Putah Creek Committee recommends approval of the proposal for Landscape Architectural Services for Putah Creek Park Master Plan to be prepared by Cheryl Sullivan from Cunningham Engineering Corporation (CEC). The cost for this project is \$32,700. The completion time is estimated at three months from start date.

BACKGROUND:

Cheryl Sullivan prepared the current Putah Creek Park Master Plan in 1995, the proposed Master Plan update will incorporate information regarding improvements including habitat, bridge projects community center ,trails and other improvement features in the nature park area.

The update process will include three public hearings; to inform the community regarding current plans, provide historical information and also to enable the community an opportunity to add their comments. This public input will be incorporated into the draft Master Plan which will be presented at a second public meeting. The third public meeting will be the Final Master Plan presentation to the Council for approval.

FISCAL IMPACT: \$32,700.00



28 August 2006

Revised 11/10/07

John Donlevy
City Manager
318 First Street
Winters, CA 95694

Subject: Proposal for Landscape Architectural Services
Putah Creek Park Master Plan

Dear John:

Cunningham Engineering Corporation is pleased to submit this proposal to prepare a Master Plan for Putah Creek. I am looking forward to working with you, the community, and Rich Marovich. The city of Winters is in a wonderful position due to the community's love of the Creek, its recreational possibilities and the proposed restoration work. Combining these elements will create a unique and award-winning nature park.

We can start work as soon as this proposal is approved. Thank you for considering Cunningham Engineering Corporation to be a part of Winters' vision for Putah Creek.

Very truly yours,

Cheryl H. Sullivan
Sr. Landscape Architect/Planner, RCLA #3954
LEED AP

EXHIBIT A
SCOPE OF SERVICES
LANDSCAPE ARCHITECTURE SERVICES
PUTAH CREEK PARK MASTER PLAN

For
CITY OF WINTERS
Revised January 10, 2007

Cunningham Engineering Corporation (CEC) (Consultant) will perform the tasks listed below (Tasks to be performed by Consultant) related to the development of a Master Plan for the Putah Creek Park in Winters. This Master Plan will be a blueprint for building community support and implementing future improvements, preparing grant applications, developing construction projects and budgets, and organizing volunteer work projects. Our Client is the City of Winters.

Putah Creek Park is approximately one mile long, and extends from 150 feet west of the Concrete Bridge (Railroad Avenue) to the west side of I-505, and from the top of the south bank (north of Putah Creek road) to the north property lines (50' to 100' from top of bank). The Park is the southern boundary of the City, with the Community Center grounds overlooking the Creek.

The new Master Plan will update the 1995 Master Plan, incorporating improvements made since the original plan was prepared, proposed creek bed and habitat improvements, the proposed car bridge (to replace the existing concrete bridge), improvements at the Community Center and trestle bridge, and additional recreational opportunities and access points. The Master Plan will include accessible trails and recreational features so all may have an opportunity to experience the Creek. These improvements may include trails, stream access points, accessible fishing pier, benches, signage, picnic areas and overlooks. It will also link the newly opened trestle to the park trails.

CEC will work with Rich Marovich, the Putah Creek Streamkeeper to identify and incorporate completed and proposed creek bed improvements including narrowed creek channel; low terraces (flood plains) and weirs; maintenance trails and access points; revegetation areas; potential riffle areas; and locations for public recreation areas. CEC will consult with Winters' city staff, the City Council and the community to identify design issues, future recreational activities and pedestrian and bike connections to the city and countryside. CEC will review stream flow data (by others) and creek bank grades to determine probable locations for trails and recreational features.

As part of the design process CEC recommends holding three public workshops. The objective of these workshops is to develop a community vision and consensus for the recreational uses of the creek and adjacent lands, and to obtain sufficient information to facilitate an update to the current Master Plan. The first workshop will review the current Master Plan, update the community on the Park as it is now, and describe proposed creek bed improvements included in the River Parkway Program Grant proposal. This workshop will also be an opportunity to inform the public on the history of the creek,



explain creek bed changes and their importance, and solicit public input and feedback on features the community would like to see in the park. CEC will facilitate the workshop, with assistance from the WPCC, Rich Marovich, and City staff. The public comments will be used to develop a draft Master Plan, to be presented at the 2nd public meeting.

At the second public workshop CEC will present the draft Master Plan at which time the public can comment on the proposed park elements and locations. The exhibits will include a plan view of the park, brief descriptions, and up to three cross sections of the creek that illustrate the bank slopes and selected recreational features. Specific use areas, amenities and accessible trails and features will be identified. The plan will also show connections to the surrounding streets and paths. The draft Master Plan will be included in this year's California River Parkways grant application (to be prepared by others).

Based on comments received at the 2nd workshop, CEC will then finalize the Master Plan and Narrative. The final Master Plan will describe the community's vision for the park and creek. It will also identify potential projects and maintenance components for the City's staffing and budgeting purposes, and be used for grant applications, CEQA analysis, and future permitting process.

CEC will meet regularly with City Staff and Rich Marovich throughout the park design process. These meetings will include discussions of the recreational concepts, access issues, restoration projects, public comments, and strategizing for the public meetings.

Our work products will include a draft and a final Master Plan with narrative. The final Master Plan will be colored and mounted. The narrative will include a description of the public process; park design concepts and creek bed changes; plan reductions; a list of potential projects within the Park. The deliverables are listed in the Tasks below.

Preparation of construction documents, if requested, will be a separate Scope of Services.

TASKS TO BE PERFORMED BY CLIENT

In order for Cunningham Engineering to effectively perform the necessary services for this project, there are a number of coordination and performance issues that need to be overseen by the Client. Client will provide, or direct others to provide, the following information and services, and Consultant shall be able to rely on such information during the course of its work under this Scope of Services. Some of this material has already been provided.

- Full engineering and landscape site plans of the Community Center and City parking lot and adjacent streets layout in AutoCAD format.
- Aerial photos of the creek bed and adjacent properties (within last 5 years)
- Current LIDAR and topographic surveys in AutoCAD format (within last 5 years)
- Dimensioned creekbed improvements and details, provided by Putah Creek Streamkeeper
- Current concept plans for new car bridge at Railroad Ave. and Putah Creek Rd.

- Room reservation for 2 public meetings and distribution of public announcements for the meeting. CEC will prepare the announcement for City distribution.

TASKS TO BE PERFORMED BY CONSULTANT

A. PROJECT START-UP

1. Project start up: Kick-off meeting (#1) with City staff, the WPCC, and Rich Marovich (Putah Creek Streamkeeper) to review scope of work, schedule, deliverables, available data, including pertinent material from consultants involved with the River Walkways program grant and LPCCC stakeholder meetings.
2. Site visit and analysis: Accompany Rich Marovich and WPCC members in walking the creek, to identify built and proposed elements. Prepare site analysis.
3. Prepare base map in AutoCAD using existing topographic data, including LIDAR maps to develop base sheets.
4. Update existing hand drawn master plan to incorporate improvements made since 1995.
5. Prepare public workshop announcement for City.
6. Public Workshop #1: Present existing master plan and creek realignment plans to the community. Solicit public input on future improvements.
7. Staff meeting #2: Review public comments from Public Workshop #1. Discuss concepts for revised plan and strategies for Public Workshop #2.

Deliverables

- Colored updated 1995 Master Plan – one display copy, 24"x 9'.
- Public comments from Public Workshop #1

B. DRAFT FINAL MASTER PLAN

1. Based on public and City comments, prepare draft Master Plan, cross sections for presentation at Public Workshop #2. Draft master plan will incorporate Community Center landscape improvements, proposed creek improvements, and public comments. CEC engineer will review stream flow data and grades to aid in developing best locations for permanent features, such as parking areas, restroom and access road alignment. Proposed amenities may include foot trails, fishing pier, maintenance access road, relocated channel; location of public restroom; canoe launch beach; new pedestrian crossing / bridge; benches; signage; and trail connections to the community. Draft Mater Plan will be hand drawn then scanned into the computer.
2. CEC will prepare a Design Memo that identifies key design issues to be considered by the City and advisory bodies.
3. Public Workshop #2: Solicit public input on draft master plan and record public comments on map of the park.
4. Staff meeting #3: Review public comments and proposed revisions with city staff.



Deliverables

- Colored draft Master Plan and cross sections (up to 3)-one full size set
- B/W reductions of draft Master Plan (8.5 x 11 or 11x17) – one set
- Draft Narrative outlining Master Plan elements and design issues - one copy
- Public comments from Public Workshop #2 – one copy
- Design Memo



C. FINAL MASTER PLAN

1. Prepare final Master Plan and cross sections for presentation at City Council meeting (Public Workshop #3). Master Plan will identify and briefly describe recreational opportunities, changes to the creek bed, habitat areas, and access points.
2. In conjunction with City staff, identify construction projects within the park, and the City's ongoing maintenance responsibilities for these elements.
3. Prepare Opinion of Probable Construction Costs for recreational elements only, including trails, bike paths, fishing pier, pedestrian bridge, fencing, restroom.
4. Staff meeting #4
5. Present draft Final Master Plan at City Council.
6. If needed, make minor revisions to Final Master Plan. Any significant changes to the Plan documents will be negotiated with the Client as Additional Services.

Deliverables for City Council presentation

- Colored Final Master Plan-one set
- Narrative (B/W) – one copy

Final Deliverables (after City Council meeting)

- Colored Final Master Plan with cross sections (up to 3)-full size, one set
- B/W Final Master Plan with Cross Sections (full size), one set
- B/W reductions of Final Master Plan (8.5 x 11 or 11x17), 8 copies
- Final Master Plan Narrative (8 copies)
- Opinion of Probable Costs for recreational elements
- Updated Design Memo
- Electronic copy of Final Master Plan, cross sections, narrative, /design memos, public process description.

D. MEETINGS

This is a summary of the meetings listed above, in Tasks A to C.

1. Public Workshops (3):
Public Workshop #1 will discuss the proposed creek bed changes and solicit input from the public on recreational elements they would like to see in the park and public use issues within the park.

Public Workshop #2 will present the draft Master Plan, incorporating public comments and new creek bed improvements including alignments and terraces.

Public Workshop #3 will be at City Council where the final Master Plan is presented for approval.

2. Staff: Up to four meetings total with City staff and Putah Creek Streamkeeper to review concepts, design memos, and meeting strategies.



E. EXCLUSIONS

The following list of services is not included in this Scope of Services, although we can assist with some tasks as needed and upon request.

1. Revisions of completed or partially completed designs that incur cost to Consultant and which are the result of action by Client or otherwise necessitated by factors beyond the Consultant's control. If required, this additional work shall be paid for in accordance with the Consultant's then current Schedule of Fees.
2. Meetings with stakeholders and outside agencies, including, but not limited to the Corps of Engineers, Dept. of Water Resources, Lower Putah Creek Coordinating Committee.
3. Meetings outside those listed above
4. Assistance with grant applications.
5. Construction cost opinions for creek bed improvements related to Putah Creek Streamkeeper projects and habitat improvements, including but not limited to channel realignment, terracing, exotic weed elimination.
6. Maintenance cost estimates for the City's O/E budget projects.

F. COMPENSATION

Consultant shall be paid a fixed fee of \$32,700. This includes expenses for printing, scanning and mounting of full size renderings, printing reductions, and 5 copies of the final Master Plan Narrative.

Additional Services will be performed in accordance with Consultant's then current Schedule of Fees, a current copy of which is attached (Exhibit B).

This proposal is firm for sixty (60) days from date noted below. Should our work on this project be delayed or put on hold for a period of ninety (90) days or more, we reserve the option to negotiate a start-up fee.

G. SCHEDULE

We estimate the following time frames for the above tasks, assuming we receive necessary information in a timely manner. The schedule is based on the California River

Parkways Program grant application filing date of October 17th. The grant application would include the draft Master Plan.

January 22, 2007 through March 2

Contract finalized; prepare base sheets; meet with City staff and Rich Marovich to review conceptual plan elements, vision for the park; site visit and analysis; update existing master plan; prepare for and attend Public Workshop #1. *Public Workshop #1 will include presentation and discussion of percolation dam issues and replacement options.*

March 5 through April 13

Prepare draft Master Plan and design memo. Present draft Master Plan at Public Workshop#2.

April 13 through May 27

Prepare Final Master Plan and Narrative. Present Final Master Plan at Public Meeting #3 / City Council (Dec. 19).

Prepared 28 August 2006; revised January 10, 2007





**COMMUNITY DEVELOPMENT AGENCY
STAFF REPORT**

TO: Honorable Chair and Members of the Board
DATE : January 16, 2007
FROM: John W. Donlevy, Jr., Executive Director 
SUBJECT: Housing Programs Manager

RECOMMENDATION:

That the Community Development Agency Board of Directors approve the creation of the position of Housing Programs Manager and authorize funding for this position.

BACKGROUND:

In a review of the current inventory of affordable housing within the City of Winters, it has been determined that there currently exists almost 300 units under the jurisdiction of the City and CDA which require monitoring. The Agency has also recently established programs for the rehabilitation of senior homes, has a 34 unit very low income apartment complex under development and has established housing assistance programs for teachers and public safety personnel within the City.

DISCUSSION:

The current workload requirement within the City has reached a critical point where monitoring of affordable housing and established programs requires a dedicated position. Some specific workload examples include:

- **Affordable/Inclusionary Housing:** The City has a requirement in both its housing element and via the Michel V City of Winters stipulated judgement to monitor the overall affordable housing within the City. The CDA is required by both State Law and requirements to receive tax increment to ensure the development and restriction of affordable housing. This requires a continual monitoring and management of the units to maintain their affordable status and compliance with deed restrictions.
- **Current Restricted Housing:** At the current time, the City has in excess of 300 deed restricted units. These require an annual monitoring for compliance with the restrictions and a general management by the City.
- **Future Affordable Housing:** With the anticipated subdivision development, it is expected that the City will establish an inventory in excess of 500 affordable units within the next 5 years.

- **Construction of Affordable Units:** The City currently has the Winters Apartments II project under construction and anticipates 2-3 additional projects within the next 3 years. The Winters Apartments II project represents a significant investment of CDA funds (\$2.3 million) and an ownership interest by both the City and Agency.
- **Housing Programs:** The City and CDA currently have CDBG, EDBG (Program Income), Senior Rehabilitation and Housing Assistance Programs in place. A first-time homebuyer program is also in development.
- **Housing Tax Increment and Bond Funds:** The CDA currently has in excess of \$2 million in funds for housing which will require programming over the next 2 years. Additionally, the CDA is generating both additional increment and bond funds for expenditure in the near future.

The key issue for all of these programs is that there currently is not a dedicated position to manage these programs. The responsibilities are currently being disbursed amongst multiple departments and both commitment and accountability for a unified program is undermined by this disbursement.

Staff is recommending the establishment of a Housing Programs Manager to manage current programs and develop future efforts in this area. If approved, a budget adjustment will return to the CDA in February.

FISCAL IMPACT:

The salary and benefits for the position will be tied to the Redevelopment Manager position. Estimated fiscal impact of the balance of FY 2006-07 is \$42,462. Funds for this position will come from our Affordable Housing Tax increment. Funds are currently budgeted for a Redevelopment Manager position which is not filled and it is anticipated will remain vacant for the balance of the fiscal year.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: January 16, 2007
THROUGH: John W. Donlevy, Jr., City Manager *[Signature]*
FROM: Shelly A. Gunby, Director of Financial Management *[Signature]*
SUBJECT: Treasurer Report for September 30, 2006

RECOMMENDATION:

The City Council receive and file the City of Winters Treasurer's Report for September 30, 2006

BACKGROUND:

The City of Winters financial policy requires monthly reports regarding receipts, disbursements and fund balances be submitted to the City Council for review.

General Fund:

General Fund revenues are 8% of budgeted. The following items affect how the cash flows into the general fund.

- Property taxes are received in January and May.
- Property tax in lieu of sales tax are received in January and May.
- Property tax in lieu of VLF is received in January and May.
- Sales and Use Taxes are remitted to the City two (2) months after they are received by the State Board of Equalization.
- Municipal Services Tax collections are 14% of budgeted.

General Fund Expenditures are 21% of the budgeted expenditures. Staff is continuing to be frugal in expenditures.

Other Funds:

Fund 211: Expenditures are 21% of budgeted

Fund 221: Expenditures are 22% of budgeted.

Fund 231: Expenditures are 15% of budgeted.

Fund 251: Expenditures are 49% of budgeted due to ordering equipment for the new police cars.

Funds 701 and 711: The first installment on property taxes will be received in January.

Fund 611: Revenues are 26% of budget, and Expenditures are 18% of budgeted.

Fund 621: The Sewer O & M fund expenditures are 9% of budgeted while revenues are 25% of budgeted. .

FISCAL IMPACT:

None

City of Winters
Cash and LAIF Balances Report
Balance on Hand as of September 30, 2006

Fund	Fund Descriptions	Balance 6/30/2006	Balance 9/30/2006
101	GENERAL FUND	\$ 2,888,327	\$ 2,449,820
208	FIRST TIME HOMEBUYER	72,860	73,610
211	CITY WIDE ASSESMENT	65,560	(2,118)
212	FLOOD ASSESSMENT DISTRICT	3,303	3,337
221	GAS TAX	(73,474)	(76,982)
223	PERS TRUST FUND	352,008	355,628
231	STATE COPOS 1913	172,342	143,358
243	COPS MORE GRANT	1,475	1,490
251	TRAFFIC SAFTEY	157,185	146,389
252	ASSET FORFEITURE	13,008	13,141
254	VEHICLE THEFT DETERRENT	26,349	26,620
261	TRAFFIC CONGESTION RELIEF	22,601	81,184
271	PROPOSITION 40 GRANT	(44,000)	
274	PARK GRANT	(531)	(4,003)
291	BEVERAGE RECYLING FUND	12,265	14,073
294	TRANSPORTATION(INCLUDING BUS	153,117	155,319
298	WORKFORCE GRANT	13,902	2,920
313	STBG 96-1043	1,274	727
321	EDBG 99-688 BUCKHORN		625
322	EDBG 96-405 CRADWICK BUILDIN	(1,274)	
351	RLF HOUSING REHABILITATION	23,704	24,900
352	RLF AFFORDABLE HOUSING	21,371	21,553
355	RLF SMALL BUSINESS	139,542	147,621
411	STREET IMPACT FEE	1,143,120	1,159,916
412	STORM IMPACT FEE	128,655	129,978
413	PARKS AND RECREATION IMPACT	813,932	806,296
414	POLICE SAFTEY IMPACT FEE	239,375	224,082
415	FIRE IMPACT FEE	173,327	173,755
416	GENERAL FACILITIES IMPACT FE	228,860	231,196
417	WATER IMPACT FEE	438,416	442,886
418	SEWER IMPACT FEE	640,353	645,165
421	GENERAL FUND CAPITAL	497,294	502,408
422	LANDFILL CAPITAL	350,257	348,974
424	PARKS AND RECREATION CAPITAL	127,984	129,300
427	CAPITAL EQUIPMENT FUND	232,302	228,050
429	SERVICE RESERVE	500,000	505,142
481	GENERAL PLAN 1992 STUDY	(616,187)	(615,626)
482	FLOOD CONTROL STUDY	1,118	1,130
492	RAJA STORM DRAIN	33,712	34,050
494	CAPITAL ASSET RECOVERY FEE	49,321	51,279
496	STORM DRAIN NON FLOOD	202	204
501	GENERAL DEBT SERVICE	66,349	66,844
502	GENERAL LTD		149
611	WATER O & M	173,692	179,568
612	WATER RESERVE	36,564	38,898
621	SEWER O & M	333,751	404,713
623	SEWER BOND	188,790	192,457
651	CENTRAL SERVICES	5,879	2,039
701	REDEVELOPMENT	2,287,113	2,035,900
702	RDA PROJECT AREA	2,581,588	2,295,356
711	REDEVELOPMENT LIH	550,091	434,003
712	RDA HOUSING PROJECT FUND	2,707,948	2,297,812
751	REDEVELOPMENT LTD	6,748	6,817
821	WINTERS LIBRARY	442,382	446,931
831	SWIM TEAM	73,465	83,476
	TOTAL CASH	<u>\$18,457,315</u>	<u>\$17,062,360</u>

City of Winters
 General Fund Revenue Summary
 July 1, 2006 through September 30, 2006

		% of year completed			25%
G/L Code	Account Description	Budget FY 06-07	September Revenues	Year to Date	% of Budget Received
101-41101	Property Tax	\$ 635,680			
101-41102	Property Tax in Lieu of Sales Tax	91,415			
101-41103	Property Tax in Lieu of VLF	445,055			
101-41401	Sales & Use Tax	270,000	26,379	26,379	10%
101-41402	Prop 172	24,000			0%
101-41403	Franchise Fee	167,000			0%
101-41404	Property Transfer Tax	15,000			0%
101-41405	Utility Tax	377,822	11,850	52,903	14%
101-41406	Municiple Services Tax	277,200	23,130	69,370	25%
101-41408	TOT Tax	3,800			0%
101-41511	Off-Highway VLF	200			0%
101-46101	Building Permit Surcharge	97,611	4,646	16,049	16%
101-41407	Business Licenses	19,000	785	1,342	7%
101-46102	Building Permits	54,471	3,953	12,078	22%
101-46103	Encroachment Permit	1,000		75	8%
101-46104	Other Licenses & Permits	28,087	1,632	5,069	18%
101-41507	Motor Vehicle in Lieu	59,000	7,620	19,216	33%
101-41509	Homeowners Property Tax Relief	18,368			0%
101-48106	Post Reimbursement	3,000	399	1,398	47%
101-41511	Off-Highway Motor Vehicle				
101-42102	Copy Fees	100	14	14	14%
101-42103	Plan Check Fees	39,874	2,180	9,497	24%
101-42104	Planning Application Fees	5,000		918	18%
101-42105	Sales of Maps and Publications	150	45	90	60%
101-42108	Police Reports		42	150	
101-42109	Fingerprint Fees	5,000	432	969	19%
101-42111	Towing/DUI Reimbursement	2,000	75	375	19%
101-42201	Recreation Fees	4,000	70	2,571	64%
101-42203	Youth Drama Revenues	3,000			0%
101-42205	Basketball Revenues	3,000			0%
101-42211	Pool Ticket Sales	1,000			0%
101-42301	Park Rental	500	30	225	45%
101-42302	Library Hall Rental	1,500		92	6%
101-42303	Community Center Rental	14,000	1,085	6,374	46%
101-42304	Community Center Insurance Collected	250	462	482	193%
101-44101	Rents/Leases Revenues	20,000	2,996	9,532	48%
101-43110	Fines-No Building Permits	750		181	24%
101-44102	Interest Earnings	97,400	7,104	7,425	8%
101-46106	Reinspect Fee	50			0%
101-49102	Reimbursements/Refunds		169	969	
101-49104	Miscellaneous Revenues	20,000	826	1,946	10%
101-49108	Commissions on Coke Machine	100		26	26%
101-49109	Developer Planning Reimbursement	78,592	9,621	9,713	12%
101-49111	Fireworks Contributions	3,000		2,666	89%
101-49999	Interfund Operating Transfer	160,000			0%
Total General Fund Revenues		\$3,046,975	\$105,545	\$258,094	8%

City of Winters
 Summary of Revenues
 July 1, 2006 through September 30, 2006

Fund#	Fund Description	Budget FY 06-07	September Actual	% of Year Completed		% of Budgeted Revenues Received
				Year to Date Revenues	Amount of Budget to be Received	
101	General Fund	\$ 3,046,975	\$ 105,545	\$ 258,096	\$ 2,788,879	8%
211	City Wide Assessment	319,112			319,112	
212	Flood Assessment District	142			142	
221	Gas Tax	130,508		10,864	119,644	8%
223	PERS Trust Fund	15,136			15,136	
231	State COPS AB1913	106,450			106,450	
243	'96 COPS MORE Grant	43			43	
251	Traffic Saftey	11,590	75	275	11,315	2%
252	Asset Forfeiture	559			559	
254	Vehicle Theft Deterrent	7,133			7,133	
261	Traffic Congestion Relief	30,110	8,739	58,683	(28,573)	195%
262	Street Grants	748,000			748,000	
271	Prop 40 Grant	44,000	44,000	44,000		100%
291	Beverage Recycling	5,430		5,000	430	92%
294	Transportation	356,907			356,907	
297	Jobs Housing Balance Grant	15,000			15,000	
311	STBG 700 Housing	7,101	1,136	2,380	4,721	34%
313	STBG 96-1043 Housing & Public W	7,645	1,342	2,181	5,464	29%
321	EDBG 99-688 Buckhorn	16,168	2,876	4,351	11,817	27%
322	EDBG 96-405 Cradwick			1,274	(1,274)	
351	RLF Housing Rehab	3,854	454	952	2,902	25%
352	RLF Affordable Housing	5,104	682	1,428	3,676	28%
355	RLF Small Business		4,383	6,630	(6,630)	
411	Street Impact Fee	1,104,143	5,029	5,029	1,099,114	
412	Storm Drain Impact Fee	9,081			9,081	
413	Parks & Recreation Impact Fee	5,836,593			5,836,593	
414	Public Saftey Impact Fee	963,755			963,755	
415	Fire Impact Fee	1,009,496			1,009,496	
416	General Facilities Impact Fee	1,612,244			1,612,244	
417	Water Impact Fee	302,022			302,022	
418	Sewer Impact Fee	2,379,551			2,379,551	
421	General Fund Capital	221,595			221,595	
422	Landfill Capital	15,304			15,304	
424	Parks & Recreation Capital	1,609,803			1,609,803	
427	Capital Equipment	114,072	2,689	42,796	71,276	38%
481	General Plan 1992	119,900	561	561	119,339	
482	Flood Control Study	48			48	
492	RAJA Storm Drain	1,463			1,463	
494	CARF	6,250	601	1,451	4,799	23%
495	Monitoring Fee	119,900	561	561	119,339	
496	Storm Drain Non-Flood	9			9	
501	General Debt Service	1,684			1,684	
611	Water O & M	692,383	59,715	180,240	512,143	26%
612	Water Reserve	3,351	643	1,957	1,394	58%
621	Sewer O & M	822,554	67,835	203,384	619,170	25%
623	Sewer Bond	37,550			37,550	
701	Community Redevelopment	1,493,060	10,057	21,482	1,471,578	1%
702	RDA Project Area Fund	138,767	5,485	5,485	133,282	4%
711	Community Redevelopment LIH	364,556			364,556	
712	RDA Housing Project Area	115,495	4,864	4,864	110,631	4%
751	Community Redevelopment LTD	14,992		3,867	11,125	26%
821	Winters Library	223,022			223,022	
831	Swim Team	65,350		61,963	3,387	95%
Total Revenues		\$24,274,960	\$ 327,272	\$ 929,754	\$23,345,206	4%

City of Winters
 Summary of Expenditures
 July 1, 2006 through September 30, 2006

Fund#	Fund Description	% of Year Completed				25%
		Budget FY 06-07	September Actual	Year to Date Actual	Unused Budget	
101	General Fund Expenditures by Depart					
110	City Council	\$ 2,387	\$ 120	\$ 163	\$ 2,224	7%
120	City Clerk	15,146	463	2,241	12,905	15%
130	City Treasurer	333	28	88	245	26%
150	City Attorney	114,863	583	9,803	105,060	9%
160	City Manager	27,123	2,121	6,750	20,373	25%
170	Administrative Services	152,986	10,613	35,238	117,748	23%
180	Finance	3,960	161	1,421	2,539	36%
210	Police Department	1,604,569	89,355	313,402	1,291,167	20%
310	Fire Department	376,300	125,433	125,433	250,867	33%
410	Community Development	433,470	31,567	92,029	341,441	21%
420	Building Inspections	122,237	11,412	31,463	90,774	26%
610	Public Works-Administration	404,563	17,442	67,376	337,187	17%
630	Public Works-Water		75	75	-75	
640	Public Works-Wastewater		56	56	-56	
710	Recreation	139,644	3,149	31,240	108,404	22%
720	Community Center	93,437	7,702	21,686	71,751	23%
999	Transfers Out	68,461			68,461	
	Total General Fund Expenditure	\$ 3,559,479	\$300,280	\$ 738,464	\$ 2,752,554	21%
211	City Wide Assessment	318,682	23,063	66,379	252,303	21%
221	Gas Tax Fund	125,272	9,875	27,683	97,589	22%
231	State COPS 1913	201,663	9,341	30,717	170,946	15%
243	'96 COPS MORE Grant	600			600	
251	Traffic Safety	17,000	5,812	8,309	8,691	49%
261	Traffic Congestion Relief	5,000	332	332	4,668	7%
262	Street Grants	748,000			748,000	
291	Beverage Recycling Grant	8,000	227	3,317	4,683	41%
294	Transportation	304,769	5,804	5,804	298,965	2%
298	Workforce Housing	15,000	4,996	10,982	4,018	73%
311	STBG 700 Housing Rehab	7,101	1,136	2,380	4,721	34%
313	STBG 96-1043 Housing & Public W	7,645	657	2,728	4,917	36%
321	EDBG 99-688 Buckhorn	16,168	2,276	3,726	12,442	23%
352	RLF Affordable Housing		1,450	1,450	-1,450	
411	Street Impact Fee	416,832	40	40	416,792	
412	Storm Drain Impact Fee	68,556			68,556	
413	Park & Recreation Impact Fee	880,971	17,375	30,089	850,882	3%
414	Public Safety Impact Fee	489,297	3,925	3,925	485,372	1%
415	Fire Impact Fee	464,697	885	885	463,812	
416	General Facility Impact Fee	8,697	18	18	8,679	
417	Water Impact Fee	68,607	6	6	68,601	
418	Sewer Impact Fee	3,896,658	1,459	1,459	3,895,199	
421	General Fund Capital	38,556			38,556	
422	Landfill Capital	17,650	168	168	17,482	1%
423	Street Capital	60,000			60,000	
424	Parks & Recreation Captial	1,725,000			1,725,000	
427	Equipment Replacement Fund	110,500	36,076	62,797	47,703	57%
492	RAJA Storm Drain Capital	1,098,808	6	6	1,098,802	
494	CARF	40,000			40,000	
495	Monitoring Fee	119,900	561	561	119,339	
611	Water O & M	784,969	54,313	142,447	642,522	18%
621	Sewer O & M	1,025,821	31,249	90,341	935,480	9%
623	Sewer Bond	11,500			11,500	
651	Central Service Overhead			-2,447	2,447	
701	Community Redevelopment	2,135,474	50,453	375,676	1,759,798	18%
702	RDA Project Area Fund H	2,437,426	164,759	320,939	2,116,487	13%
711	Community Redevelopment LIH	324,057	5,974	152,992	171,065	47%
712	LIH Bond Proceeds	1,450,000	128,518	287,109	1,162,891	20%
751	Community Redevelopment LTD			11,425	-11,425	
831	Swim Team	63,054	662	51,806	11,248	82%
	Total Expenditures	\$ 23,071,409	\$861,696	\$ 2,432,513	\$20,638,896	11%

City of Winters
Fund Balances Report
Estimated Fund Balance as of September 30, 2006

Fund #	Fund Description	Audited Fund Balance 6/30/2006	Current Year Revenues	Current Year Expenditures	Transfers In/(Out)	Estimated Fund Balance 9/30/2006	Change From 6/30/2006
101	General Fund	\$ 2,731,636	\$258,096	\$ 738,463	\$ -	\$ 2,251,269	\$ (480,367)
208	First Time Homebuyer	73,610			-	73,610	
211	City Wide Assessment	70,253		66,379	-	3,874	(66,379)
212	Flood Assessment District	3,337			-	3,337	
221	Gas Tax	(60,163)	10,864	27,683	-	(76,982)	(16,819)
223	PERS Trust Fund	355,628			-	355,628	
231	State COPS 1913	174,075		30,717	-	143,358	(30,717)
243	'96 COPS MORE Grant	1,490			-	1,490	
251	Traffic Saftey	154,424	275	8,309	-	146,390	(8,034)
252	Asset Forfeiture	13,141			-	13,141	
254	Vehicle Theft Deterrent	26,620			-	26,620	
261	Traffic Congestion Relief	22,833	58,683	332	-	81,184	58,351
271	Prop 40 Grant	(44,000)	44,000		-		44,000
274	Park Grant	(4,003)			-	(4,003)	
291	Beverage Recycling Grant	12,390	5,000	3,317	-	14,073	1,683
294	Transportation	156,317		5,804	-	150,513	(5,804)
298	Workforce Grant	13,902		10,982	-	2,920	(10,982)
311	STBG 700 Housing		2,380		(2,380)		
313	STBG-96-1043 Housing and P	(27,796)	2,181		(2,728)	(28,343)	(547)
321	EDBG 99-688 Buckhorn		4,351		(3,726)	625	625
322	EDBG 96-405 Cradwick	(1,274)			1,274		1,274
351	RLF Housing Rehabilitation	35,591			952	36,543	952
352	RLF Affordable Housing	39,002			(22)	38,980	(22)
355	RLF Small Business	140,991			6,630	147,621	6,630
411	Street Impact Fec	1,249,927	5,029	40	-	1,254,916	4,989
412	Storm Drain Impact Fee	159,978			-	159,978	
413	Parks & Recreation Impact	819,567		30,089	-	789,478	(30,089)
414	Public Saftey Impact Fee	241,367		3,925	-	237,442	(3,925)
415	Fire Impact Fee	174,640		885	-	173,755	(885)
416	General Facilities Impact	231,213		18	-	231,195	(18)
417	Water Impact Fee	442,893		6	-	442,887	(6)
418	Sewer Impact Fee	(369,934)		1,459	-	(371,393)	(1,459)
421	General Fund Capital	502,408			-	502,408	
422	Landfill Capital	349,142		168	-	348,974	(168)
424	Parks and Recreation Capit	129,300			-	129,300	
427	Equipment Replacement Fund	234,691	42,796	62,797	-	214,690	(20,001)
481	General Plan 1992	(616,187)			561	(615,626)	561
482	Flood Control Study	(123,870)			-	(123,870)	
492	RAJA Storm Drain	24,468		6	-	24,462	(6)
494	CARF	49,828	1,451		-	51,279	1,451
495	Monitoring Fec		561		(561)		
496	Storm Drain Non-Flood	204			-	204	
501	General Debt Service	66,844			-	66,844	
502	General LTD	26,202			-	26,202	
611	Water O & M	438,048	180,240	142,447	-	475,841	37,793
612	Water Reserve	38,144	1,957		-	40,101	1,957
621	Sewer O & M	2,812,232	203,384	90,341	-	2,925,275	113,043
623	Sewer Bond	72,457			-	72,457	
651	Central Service Overhead	(2,460)		(2,447)	-	(13)	2,447
701	Community Redevelopment	2,348,447	10,057	375,676	11,425	1,994,253	(354,194)
702	RDA Project Area	2,610,810	5,485	320,939	-	2,295,356	(315,454)
711	Community Redevelopment LI	586,995		152,992	-	434,003	(152,992)
712	RDA Housing Project Area	2,580,057	4,864	287,109	-	2,297,812	(282,245)
751	Community Redevelopment LT	556,738	3,867		(11,425)	549,180	(7,558)
821	Winters Library	446,931			-	446,931	
831	Winters Library	73,320	61,963	51,806	-	83,477	10,157
911	General Fixed Assets	4,543,056			-	4,543,056	
	Totals	\$ 24,585,460	\$907,484	\$2,410,242	\$ -	\$23,082,702	\$ (1,502,758)



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: January 16, 2007
THROUGH: John W. Donlevy, Jr., City Manager *[Signature]*
FROM: Shelly A. Gunby, Director of Financial Management *Shelly*
SUBJECT: Investment Report for September 30, 2006

RECOMMENDATION:

The City Council receive and file the City of Winters monthly investment report for Septemeber 2006.

BACKGROUND:

The City of Winters financial policy requires at minimum, quarterly investment earnings reports. The attached report shows the earnings September 2006, as well as the year to date investment earnings. The City of Winters is invested in Local Agency Investment Funds (LAIF), a savings account at our local First Northern Bank, and receives interest payments on the various CDBG and EDBG funded loans made to residents and businesses within the City of Winters. The investment earnings for September 2006 include revenues from the savings account and from the grant funded loans.

FISCAL IMPACT:

None.

City of Winters
Investment Earnings Report
July 1, 2006 through September 30, 2006

Fund #	Fund Description	September Investment Earnings	Year to Date Investment Earnings
101	GENERAL FUND	\$ 7,104	\$ 7,425
311	STBG-700	150	272
313	STBG 96-1043	113	337
321	EDBG 99-688	1,673	2,523
411	STREET IMPACT FEE	5,029	5,029
701	REDEVELOPMENT	10,057	10,057
702	RDA PROJECT AREA	5,485	5,485
712	RDA LIH PROJECT AREA	4,864	4,864
751	REDEVELOPMENT LTD		3,867
	Total Investment Earnings	<u>\$ 34,475</u>	<u>\$ 39,859</u>



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: January 16, 2007
THROUGH: John W. Donlevy, Jr., City Manager *John*
FROM: Shelly A. Gunby, Director of Financial Management *Shelly*
SUBJECT: Treasurer Report for October 31, 2006

RECOMMENDATION:

The City Council receive and file the City of Winters Treasurer's Report for October 31, 2006

BACKGROUND:

The City of Winters financial policy requires monthly reports regarding receipts, disbursements and fund balances be submitted to the City Council for review.

General Fund:

General Fund revenues are 16% of budgeted. The following items affect how the cash flows into the general fund.

- Property taxes are received in January and May.
- Property tax in lieu of sales tax are received in January and May.
- Property tax in lieu of VLF is received in January and May.
- Sales and Use Taxes are remitted to the City two (2) months after they are received by the State Board of Equalization.
- Municipal Services Tax collections are 33% of budgeted.

General Fund Expenditures are 27% of the budgeted expenditures. Staff is continuing to be frugal in expenditures.

Other Funds:

Fund 211: Expenditures are 29% of budgeted

Fund 221: Expenditures are 31% of budgeted.

Fund 231: Expenditures are 20% of budgeted.

Fund 251: Expenditures are 76% of budgeted due to ordering equipment for the new police cars.

Funds 701 and 711: The first installment on property taxes will be received in January.

Fund 611: Revenues are 35% of budget, and Expenditures are 33% of budgeted.

Fund 621: The Sewer O & M fund expenditures are 35% of budgeted while revenues are 33% of budgeted. .

FISCAL IMPACT:

None

City of Winters
Cash and LAIF Balances
Balance on Hand as of October 31, 2006

Fund #	Fund Description	Balance 6/30/2006	Balance 10/31/2006
101	GENERAL FUND	\$ 2,888,327	\$ 2,275,067
208	FIRST TIME HOMEBUYER	72,860	74,610
211	CITY WIDE ASSESMENT	65,560	(25,971)
212	FLOOD ASSESSMENT DISTRICT	3,303	3,382
221	GAS TAX	(73,474)	(62,826)
223	PERS TRUST FUND	352,008	360,462
231	STATE COPOS 1913	172,342	136,318
243	COPS MORE GRANT	1,475	1,510
251	TRAFFIC SAFTEY	157,185	146,887
252	ASSET FORFEITURE	13,008	13,320
254	VEHICLE THEFT DETERRENT	26,349	26,982
261	TRAFFIC CONGESTION RELIEF	22,601	82,230
271	PROPOSITION 40 GRANT	(44,000)	
274	PARK GRANT	(531)	(4,003)
291	BEVERAGE RECYLING FUND	12,265	13,107
294	TRANSPORTATION(INCLUDING BUS	153,117	118,735
298	WORKFORCE GRANT	13,902	2,920
313	STBG 96-1043	1,274	
322	EDBG 96-405 CRADWICK BUILDIN	(1,274)	
351	RLF HOUSING REHABILITATION	23,704	25,642
352	RLF AFFORDABLE HOUSING	21,371	22,451
355	RLF SMALL BUSINESS	139,542	153,067
411	STREET IMPACT FEE	1,143,120	1,340,002
412	STORM IMPACT FEE	128,655	132,034
413	PARKS AND RECREATION IMPACT	E 813,932	882,178
414	POLICE SAFTEY IMPACT FEE	239,375	311,004
415	FIRE IMPACT FEE	173,327	210,151
416	GENERAL FACILITIES IMPACT FE	228,860	283,810
417	WATER IMPACT FEE	438,416	509,586
418	SEWER IMPACT FEE	640,353	768,523
421	GENERAL FUND CAPITAL	497,294	509,236
422	LANDFILL CAPITAL	350,257	353,717
424	PARKS AND RECREATION CAPITAL	127,984	161,657
427	CAPITAL EQUIPMENT FUND	232,302	449,106
429	SERVICE RESERVE	500,000	512,007
481	GENERAL PLAN 1992 STUDY	(616,187)	(580,198)
482	FLOOD CONTROL STUDY	1,118	1,145
492	RAJA STORM DRAIN	33,712	34,511
494	CAPITAL ASSET RECOVERY FEE	49,321	52,808
496	STORM DRAIN NON FLOOD	202	207
501	GENERAL DEBT SERVICE	66,349	67,753
502	GENERAL LTD		151
611	WATER O & M	173,692	134,452
612	WATER RESERVE	36,564	39,611
621	SEWER O & M	333,751	329,085
623	SEWER BOND	188,790	195,049
651	CENTRAL SERVICES	5,879	16,559
701	REDEVELOPMENT	2,287,113	2,024,840
702	RDA PROJECT AREA	2,581,588	2,266,326
711	REDEVELOPMENT LIH	550,091	427,611
712	RDA HOUSING PROJECT FUND	2,707,948	1,262,448
751	REDEVELOPMENT LTD	6,748	6,910
821	WINTERS LIBRARY	442,382	453,005
831	SWIM TEAM	73,465	83,775
	Total Cash	<u>\$18,457,315</u>	<u>\$16,602,949</u>

City of Winters
 General Fund Revenue Summary
 July 1, 2006 through October 31, 2006

		% Of Year			33%
G/L Code	Account Description	Budget Fy 06-07	October Revenues	Year to Date Revenues	% of Budget Received
101-41101	Property Tax	\$ 635,680			
101-41102	Property Tax in Lieu of Sales Tax	91,415			
101-41103	Property Tax in Lieu of VLF	445,055			
101-41401	Sales & Use Tax	270,000	17,900	44,279	16%
101-41402	Prop 172	24,000			0%
101-41403	Franchise Fee	167,000	28,917	28,917	17%
101-41404	Property Transfer Tax	15,000			0%
101-41405	Utility Tax	377,822	55,099	108,002	29%
101-41406	Municiple Services Tax	277,200	23,165	92,535	33%
101-41408	TOT Tax	3,800	835	835	22%
101-41511	Off-Highway VLF	200			0%
101-46101	Building Permit Surcharge	97,611	46,043	62,092	64%
101-41407	Business Licenses	19,000	1,245	2,587	14%
101-46102	Building Permits	54,471	14,951	27,029	50%
101-46103	Encroachment Permit	1,000	25	100	10%
101-46104	Other Licenses & Permits	28,087	6,651	11,720	42%
101-41507	Motor Vehicle in Lieu	59,000	2,553	21,769	37%
101-41509	Homeowners Property Tax Relief	18,368			0%
101-48106	Post Reimbursement	3,000		1,398	47%
101-41511	Off-Highway Motor Vehicle				
101-42102	Copy Fees	100		14	14%
101-42103	Plan Check Fees	39,874	8,355	17,852	45%
101-42104	Planning Application Fees	5,000	660	1,578	32%
101-42105	Sales of Maps and Publications	150		90	60%
101-42108	Police Reports		137	287	
101-42109	Fingerprint Fees	5,000	200	1,169	23%
101-42111	Towing/DUI Reimbursement	2,000	75	450	23%
101-42112	Ticket Sign Off Fees		5	5	
101-42201	Recreation Fees	4,000	195	2,766	69%
101-42203	Youth Drama Revenues	3,000			0%
101-42205	Basketball Revenues	3,000			0%
101-42211	Pool Ticket Sales	1,000			0%
101-42301	Park Rental	500	30	255	51%
101-42302	Library Hall Rental	1,500	149	241	16%
101-42303	Community Center Rental	14,000	1,908	8,282	59%
101-42304	Community Center Insurance Collected	250	590	1,072	429%
101-44101	Rents/Leases Revenues	20,000	2,234	11,766	59%
101-43110	Fines-No Building Permits	750	125	307	41%
101-44102	Interest Earnings	97,400	15,778	23,203	24%
101-46106	Reinspect Fee	50			0%
101-49102	Reimbursements/Refunds			969	
101-49104	Miscellaneous Revenues	20,000	2,143	4,089	20%
101-49106	Cash Over/Short		(10)	(10)	
101-49108	Commissions on Coke Machine	100		26	26%
101-49109	Developer Planning Reimbursement	78,592	1,364	11,078	14%
101-49111	Fireworks Contributions	3,000		2,666	89%
101-49999	Interfund Operating Transfer	160,000			0%
Total General Fund Revenues		\$ 3,046,975	\$ 231,322	\$ 489,418	16%

City of Winters
Summary of Revenues
July 1, 2006 through October 31, 2006

Fund #	Fund Description	Budget FY 06-07	October Revenues	Year to Date Revenues	% of year complet 33%	
					Amount of Budget to Be Received	% of Budgeted Revenues Received
101	General Fund	\$ 3,046,975	\$ 231,322	\$ 489,418	\$ 2,557,557	16%
208	First Time Homebuyer		\$ 1,001	\$ 1,001	\$ (1,001)	
211	City Wide Assessment	319,112			319,112	
212	Flood Assessment District	142	45	45	97	32%
221	Gas Tax	130,508	23,287	34,151	96,357	26%
223	PERS Trust Fund	15,136	4,833	4,833	10,303	32%
231	State COPS AB1913	106,450	1,947	1,947	104,503	2%
243	'96 COPS MORE Grant	43	20	20	23	47%
251	Traffic Saftey	11,590	2,063	2,338	9,252	20%
252	Asset Forfieture	559	179	179	380	32%
254	Vehicle Theft Deterrent	7,133	362	362	6,771	5%
261	Traffic Congestion Relief	30,110	715	59,397	(29,287)	197%
262	Street Grants	748,000			748,000	
271	Prop 40 Grant	44,000		44,000		100%
291	Beverage Recycling	5,430	134	5,134	296	95%
294	Transportation	356,907	2,019	2,019	354,888	1%
297	Jobs Housing Balance Grant	15,000			15,000	
311	STBG 700 Housing	7,101	1,040	3,420	3,681	48%
313	STBG 96-1043 Housing & Public W	7,645		2,181	5,464	29%
321	EDBG 99-688 Buckhorn	16,168	2,797	7,148	9,020	44%
322	EDBG 96-405 Cradwick			1,274	(1,274)	
351	RLF Housing Rehab	3,854	742	1,694	2,160	44%
352	RLF Affordable Housing	5,104	898	2,326	2,778	46%
355	RLF Small Business		5,446	12,075	(12,075)	
411	Street Impact Fee	1,104,143	180,086	185,115	919,028	17%
412	Storm Drain Impact Fee	9,081	2,617	2,617	6,464	29%
413	Parks & Recreation Impact Fee	5,836,593	94,700	94,700	5,741,893	2%
414	Public Saftey Impact Fee	963,755	87,297	87,297	876,458	9%
415	Fire Impact Fee	1,009,496	36,395	36,395	973,101	4%
416	General Facilities Impact Fee	1,612,244	52,614	52,614	1,559,630	3%
417	Water Impact Fee	302,022	66,731	66,731	235,291	22%
418	Sewer Impact Fee	2,379,551	123,432	123,432	2,256,119	5%
421	General Fund Capital	221,595	6,828	6,828	214,767	3%
422	Landfill Capital	15,304	4,743	4,743	10,561	31%
424	Parks & Recreation Capital	1,609,803	32,357	32,357	1,577,446	2%
427	Capital Equipment	114,072	61,318	104,114	9,958	91%
481	General Plan 1992	119,900	35,428	35,989	83,911	30%
482	Flood Control Study	48	15	15	33	31%
492	RAJA Storm Drain	1,463	460	460	1,003	31%
494	CARF	6,250	1,529	2,980	3,270	48%
495	Monitoring Fee	119,900	35,428	35,989	83,911	30%
496	Storm Drain Non-Flood	9	3	3	6	33%
501	General Debt Service	1,684	908	908	776	54%
502	General LTD		2	2	(2)	
611	Water O & M	692,383	61,818	242,058	450,325	35%
612	Water Reserve	3,351	1,354	3,311	40	99%
621	Sewer O & M	822,554	71,515	274,898	547,656	33%
623	Sewer Bond	37,550	2,592	2,592	34,958	7%
701	Community Redevelopment	1,493,060	25,566	47,048	1,446,012	3%
702	RDA Project Area Fund	138,767		5,485	133,282	4%
711	Community Redevelopment LIH	364,556			364,556	
712	RDA Housing Project Area	115,495	68,936	73,801	41,694	64%
751	Community Redevelopment LTD	14,992	93	3,959	11,033	26%
821	Winters Library	223,022	6,074	6,074	216,948	3%
831	Swim Team	65,350	294	62,257	3,093	95%
Total Revenues		\$24,274,960	\$1,339,983	\$2,269,734	\$22,005,226	9%

City of Winters
 Summary of Expenditures
 July 1, 2006 through October 31, 2006

		% of year complet				33%
Fund#	# Fund Description	Budget FY 06-07	October Actual	Year to Date Actual	Unused Budget	% of Budget Used
101	General Fund Expenditures by Department					
110	City Council	\$ 2,387	\$ 29	\$ 192	\$ 2,195	8%
120	City Clerk	15,146	759	3,000	12,146	20%
130	City Treasurer	333	29	118	215	35%
150	City Attorney	114,863	6,541	16,344	98,519	14%
160	City Manager	27,123	1,641	8,391	18,732	31%
170	Administrative Services	152,986	11,987	47,226	105,760	31%
180	Finance	3,960	178	1,599	2,361	40%
210	Police Department	1,604,569	143,441	456,843	1,147,726	28%
310	Fire Department	376,300		125,433	250,867	33%
410	Community Development	433,470	29,480	121,509	311,961	28%
420	Building Inspections	122,237	9,103	40,566	81,671	33%
610	Public Works-Administration	404,563	19,894	87,270	317,293	22%
630	Public Works-Water		(75)			
640	Public Works-Wastewater		(56)			
710	Recreation	139,644	3,661	34,901	104,743	25%
720	Community Center	93,437	8,785	30,470	62,967	33%
999	Transfers Out	68,461			68,461	
	Total General Fund Expenditures	\$ 3,559,479	\$ 235,397	\$ 973,862	\$ 2,585,617	27%
211	City Wide Assessment	318,682	24,983	91,362	227,320	29%
221	Gas Tax Fund	125,272	10,588	38,271	87,001	31%
231	State COPS 1913	201,663	8,987	39,704	161,959	20%
243	'96 COPS MORE Grant	600			600	
251	Traffic Saftey	17,000	4,574	12,883	4,117	76%
261	Traffic Congestion Relief	5,000	(332)		5,000	
262	Street Grants	748,000			748,000	
291	Beverage Recycling Grant	8,000	1,100	4,417	3,583	55%
294	Transportation	304,769	38,603	44,406	260,363	15%
298	Workforce Housing	15,000		10,982	4,018	73%
311	STBG 700 Housing Rehab	7,101	1,040	3,420	3,681	48%
313	STBG 96-1043 Housing & Publi	7,645	727	3,455	4,190	45%
321	EDBG 99-688 Buckhorn	16,168	2,802	6,528	9,640	40%
352	RLF Affordable Housing			1,450	(1,450)	
411	Street Impact Fee	416,832	1	41	416,791	
412	Storm Drain Impact Fee	68,556	560	560	67,996	1%
413	Park & Recreation Impact Fee	880,971	2,002	32,091	848,880	4%
414	Public Saftey Impact Fee	489,297	377	4,302	484,995	1%
415	Fire Impact Fee	464,697	2	887	463,810	
416	General Facility Impact Fee	8,697	2	19	8,678	
417	Water Impact Fee	68,607	32	38	68,569	
418	Sewer Impact Fee	3,896,658	75	1,534	3,895,124	
421	General Fund Capital	38,556			38,556	
422	Landfill Capital	17,650	149	317	17,333	2%
423	Street Capital	60,000			60,000	
424	Parks & Recreation Captial	1,725,000			1,725,000	
427	Equipment Replacement Fund	110,500	11,334	74,131	36,369	67%
492	RAJA Storm Drain Capital	1,098,808	1	7	1,098,801	
494	CARF	40,000			40,000	
495	Monitoring Fee	119,900	35,428	35,989	83,911	30%
611	Water O & M	784,969	114,256	256,703	528,266	33%
612	Water Reserve		4,429	4,429	(4,429)	
621	Sewer O & M	1,025,821	268,779	359,120	666,701	35%
623	Sewer Bond	11,500			11,500	
651	Central Service Overhead		(13)	(2,460)	2,460	
701	Community Redevelopment	2,135,474	37,083	412,759	1,722,715	19%
702	RDA Project Area Fund H	2,437,426	33,908	354,847	2,082,579	15%
711	Community Redevelopment LIH	324,057	6,392	159,384	164,673	49%
712	LIH Bond Proceeds	1,450,000	1,104,301	1,391,409	58,591	96%
751	Community Redevelopment LTD			11,425	(11,425)	
831	Swim Team	63,054	(4)	51,802	11,252	82%
	Total Expenditures	\$23,071,409	\$1,947,563	\$ 4,380,074	\$18,691,335	19%

City of Winters
Fund Balances Report
Estimated Fund Balances as of October 31, 2006

Fund#	Fund Name	Audited Fund Balance 6/30/06	Current Year Revenues	Current Year Expenditures	Transfers In/(Out)	Estimated Fund Balance 10/31/2006	Change From 6/30/2006
101	General Fund	\$ 2,731,636	\$ 489,418	\$ 973,860	\$ -	\$ 2,247,194	\$ (484,442)
208	First Time Homebuyer	73,610	1,000		-	74,610	1,000
211	City Wide Assessment	70,253		91,362	-	(21,109)	(91,362)
212	Flood Assessment District	3,337	45		-	3,382	45
221	Gas Tax	(60,163)	34,151	38,271	-	(64,283)	(4,120)
223	PERS Trust Fund	355,628	4,833		-	360,461	4,833
231	State COPS 1913	174,075	1,947	39,704	-	136,318	(37,757)
243	'96 COPS MORE Grant	1,490	20		-	1,510	20
251	Traffic Saftey	154,424	2,338	12,883	-	143,879	(10,545)
252	Asset Forfeiture	13,141	179		-	13,320	179
254	Vehicle Theft Deterrent	26,620	362		-	26,982	362
261	Traffic Congestion Relief	22,833	59,397		-	82,230	59,397
271	Prop 40 Grant	(44,000)	44,000		-		44,000
274	Park Grant	(4,003)			-	(4,003)	
291	Beverage Recycling Grant	12,390	5,134	4,417	-	13,107	717
294	Transportation	156,317	2,019	44,406	-	113,930	(42,387)
298	Workforce Grant	13,902		10,982	-	2,920	(10,982)
311	STBG 700 Housing		3,420		(3,420)		
313	STBG-96-1043 Housing and P	(27,796)	2,181		(3,455)	(29,070)	(1,274)
321	EDBG 99-688 Buckhorn		7,148		(6,528)	620	620
322	EDBG 96-405 Cradwick	(1,274)			1,274		1,274
351	RLF Housing Rehabilitation	35,591	325		1,368	37,284	1,693
352	RLF Affordable Housing	39,002	274		602	39,878	876
355	RLF Small Business	140,991	1,916		10,159	153,066	12,075
411	Street Impact Fee	1,249,927	185,115	41	-	1,435,001	185,074
412	Storm Drain Impact Fee	159,978	2,617	560	-	162,035	2,057
413	Parks & Recreation Impact	819,567	94,700	32,091	-	882,176	62,609
414	Public Saftey Impact Fee	241,367	87,297	4,302	-	324,362	82,995
415	Fire Impact Fee	174,640	36,395	887	-	210,148	35,508
416	General Facilities Impact	231,213	52,614	19	-	283,808	52,595
417	Water Impact Fee	442,893	66,731	38	-	509,586	66,693
418	Sewer Impact Fee	(369,934)	123,432	1,534	-	(248,036)	121,898
421	General Fund Capital	502,408	6,828		-	509,236	6,828
422	Landfill Capital	349,142	4,743	317	-	353,568	4,426
424	Parks and Recreation Capit	129,300	32,357		-	161,657	32,357
427	Equipment Replacement Fund	234,691	53,986	74,131	50,128	264,674	29,983
481	General Plan 1992	616,187			35,989	(580,198)	35,989
482	Flood Control Study	(123,870)	15		-	(123,855)	15
492	RAJA Storm Drain	24,468	460	7	-	24,921	453
494	CARF	49,828	2,980		-	52,808	2,980
495	Monitoring Fee		35,989		(35,989)		
496	Storm Drain Non-Flood	204	3		-	207	3
501	General Debt Service	66,844	908		-	67,752	908
502	General LTD	26,202	2		-	26,204	2
611	Water O & M	438,048	242,058	238,097	(18,606)	423,403	(14,645)
612	Water Reserve	38,144	3,311	4,429	-	37,026	(1,118)
621	Sewer O & M	2,812,232	274,898	327,598	(31,522)	2,728,010	(84,222)
623	Sewer Bond	72,457	2,592		-	75,049	2,592
651	Central Service Overhead	(2,460)		(2,460)	-		2,460
701	Community Redevelopment	2,348,447	35,623	412,759	11,425	1,982,736	(365,711)
702	RDA Project Area	2,610,810	5,485	354,847	-	2,261,448	(349,362)
711	Community Redevelopment LI	586,995		159,384	-	427,611	(159,384)
712	RDA Housing Project Area	2,580,057	73,801	1,391,409	-	1,262,449	(1,317,608)
751	Community Redevelopment LT	556,738	3,959		(11,425)	549,272	(7,466)
821	Winters Library	446,931	6,074		-	453,005	6,074
831	Winters Library	73,320	62,257	51,802	-	83,775	10,455
911	General Fixed Assets	4,543,056			-	4,543,056	
Total Fund Balances		\$24,585,460	\$ 2,157,337	\$ 4,267,677	\$ -	\$ 22,475,120	\$ (2,110,340)



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: January 16, 2007
THROUGH: John W. Donlevy, Jr., City Manager *JD*
FROM: Shelly A. Gunby, Director of Financial Management *Shelly*
SUBJECT: Investment Report for October 31, 2006

RECOMMENDATION:

The City Council receive and file the City of Winters monthly investment report for October 2006.

BACKGROUND:

The City of Winters financial policy requires at minimum, quarterly investment earnings reports. The attached report shows the earnings October 2006, as well as the year to date investment earnings. The City of Winters is invested in Local Agency Investment Funds (LAIF), a savings account at our local First Northern Bank, and receives interest payments on the various CDBG and EDBG funded loans made to residents and businesses within the City of Winters. The investment earnings for October 2006 include revenues from all investments.

FISCAL IMPACT:

None.

City of Winters
Investment Earnings Report
July 1, 2006 through October 31, 2006

Fund#	Fund Description	October Investment Earnings	Year to Date Investment Earnings
101	GENERAL FUND	\$ 15,778	\$ 23,203
212	FLOOD ASSESSMENT DISTRICT	45	45
223	PERS TRUST FUND	4,833	4,833
231	STATE COPS 1913	1,947	1,947
243	COPS MORE GRANT	20	20
251	TRAFFIC SAFTEY	1,988	1,988
252	ASSET FORFEITURE	179	179
254	VEHICLE THEFT DETERRENT	362	362
261	TRAFFIC CONGESTION RELIEF	715	715
291	BEVERAGE RECYCLE GRANT	134	134
294	TRANSPORTATION/BUS	2,019	2,019
311	STBG-700	109	381
313	STBG 96-1043		337
321	EDBG 99-688	925	3,448
351	RLF HOUSING REHAB	325	325
352	RLF AFFORDABLE HOUSING	274	274
355	RLF SMALL BUSINESS	1,916	1,916
411	STREET IMPACT FEE	15,764	20,793
412	STORM IMPACT FEE	1,767	1,767
413	PARKS & REC IMPACT FEE	10,958	10,958
414	POLICE IMPACT FEE	3,045	3,045
415	FIRE IMPACT FEE	2,361	2,361
416	GENERAL FACILITY IMPACT FEE	3,142	3,142
417	WATER IMPACT FEE	6,019	6,019
418	SEWER IMPACT FEE	8,768	8,768
421	GENERAL FUND CAPITAL	6,828	6,828
422	LANDFILL CAPITAL	4,743	4,743
424	PARKS & REC CAPITAL	1,757	1,757
427	EQUIPMENT REPLACEMENT FUND	3,097	3,097
482	FLOOD CONTROL STUDY	15	15
492	RAJA STORM DRAIN	460	460
494	CARF	679	679
501	GENERAL DEBT SERVICE	908	908
502	GENERAL LONG TERM DEBT	2	2
611	WATER O & M	956	956
612	WATER RESERVE	455	455
621	SEWER O & M	3,909	3,909
623	SEWER BOND	2,592	2,592
701	REDEVELOPMENT	25,566	35,623
702	RDA PROJECT AREA		5,485
712	RDA LIH PROJECT AREA	68,936	73,801
751	REDEVELOPMENT LTD	93	3,959
821	WINTERS LIBRARY	6,074	6,074
831	SWIM TEAM	294	294
Total Investment Earnings		<u>\$ 210,757</u>	<u>\$ 250,616</u>



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers

DATE: January 16, 2007

THROUGH: John W. Donlevy, Jr., City Manager 

FROM: Shelly A. Gunby, Director of Financial Management 

SUBJECT: Investment Report for November 30, 2006

RECOMMENDATION:

The City Council receive and file the City of Winters monthly investment report for November 2006.

BACKGROUND:

The City of Winters financial policy requires at minimum, quarterly investment earnings reports. The attached report shows the earnings November 2006, as well as the year to date investment earnings. The City of Winters is invested in Local Agency Investment Funds (LAIF), a savings account at our local First Northern Bank, and receives interest payments on the various CDBG and EDBG funded loans made to residents and businesses within the City of Winters. The investment earnings for November 2006 include revenues from the savings account and from the CDBG and EDBG loans..

FISCAL IMPACT:

None.

City of Winters
Investment Earnings Report
July 1, 2006 through November 30, 2006

Fund #	Fund Description	November Investment Earnings	Year to Date Investment Earnings
101	GENERAL FUND	\$ 4	\$ 23,207
212	FLOOD ASSESSMENT DISTRICT		45
223	PERS TRUST FUND		4,833
231	STATE COPS 1913		1,947
243	COPS MORE GRANT		20
251	TRAFFIC SAFTEY		1,988
252	ASSET FORFEITURE		179
254	VEHICLE THEFT DETERRENT		362
261	TRAFFIC CONGESTION RELIEF		715
291	BEVERAGE RECYCLE GRANT		134
294	TRANSPORTATION/BUS		2,019
311	STBG-700	39	420
313	STBG 96-1043	109	446
321	EDBG 99-688	842	4,291
351	RLF HOUSING REHAB		325
352	RLF AFFORDABLE HOUSING		274
355	RLF SMALL BUSINESS		1,916
411	STREET IMPACT FEE		20,793
412	STORM IMPACT FEE		1,767
413	PARKS & REC IMPACT FEE		10,958
414	POLICE IMPACT FEE		3,045
415	FIRE IMPACT FEE		2,361
416	GENERAL FACILITY IMPACT FEE		3,142
417	WATER IMPACT FEE		6,019
418	SEWER IMPACT FEE		8,768
421	GENERAL FUND CAPITAL		6,828
422	LANDFILL CAPITAL		4,743
424	PARKS & REC CAPITAL		1,757
427	EQUIPMENT REPLACEMENT FUND		3,097
482	FLOOD CONTROL STUDY		15
492	RAJA STORM DRAIN		460
494	CARF		679
501	GENERAL DEBT SERVICE		908
502	GENERAL LONG TERM DEBT		2
611	WATER O & M		956
612	WATER RESERVE		455
621	SEWER O & M		3,909
623	SEWER BOND		2,592
701	REDEVELOPMENT		35,623
702	RDA PROJECT AREA		5,485
712	RDA LIH PROJECT AREA		73,801
751	REDEVELOPMENT LTD		3,959
821	WINTERS LIBRARY		6,074
831	SWIM TEAM		294
Total Investment Earnings		<u>\$ 994</u>	<u>\$ 251,611</u>



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: January 16, 2007
THROUGH: John W. Donlevy, Jr., City Manager *John*
FROM: Shelly A. Gunby, Director of Financial Management *Shelly*
SUBJECT: Treasurer Report for November 30, 2006

RECOMMENDATION:

The City Council receives and file the City of Winters Treasurer's Report for November 30, 2006

BACKGROUND:

The City of Winters financial policy requires monthly reports regarding receipts, disbursements and fund balances be submitted to the City Council for review.

General Fund:

General Fund revenues are 20% of budgeted. The following items affect how the cash flows into the general fund.

- Property taxes are received in January and May.
- Property tax in lieu of sales tax are received in January and May.
- Property tax in lieu of VLF is received in January and May.
- Sales and Use Taxes are remitted to the City two (2) months after they are received by the State Board of Equalization.
- Municipal Services Tax collections are 42% of budgeted.
- Building permit fees collected are 53% of budgeted, while the building permit supplement fee is 66% of budgeted

General Fund Expenditures are 31% of the budgeted expenditures. Staff is continuing to be frugal in expenditures.

Other Funds:

Fund 211: Expenditures are 33% of budgeted

Fund 221: Expenditures are 35% of budgeted.

Fund 231: Expenditures are 24% of budgeted.

Fund 251: Expenditures are 86% of budgeted due the traffic survey undertaken for the police department.

Funds 701 and 711: The first installment on property taxes will be received in January.

Expenditures for these funds are 19% of budget for the Community Development Increment fund and 50% for the Low Income Housing Fund, due to the commencement of the Winters Apartments II (The CHOC) project.

Fund 611: Revenues are 43% of budget, and Expenditures are 39% of budgeted.

Fund 621: The Sewer O & M fund expenditures are 37% of budgeted while revenues are 42% of budgeted. .

FISCAL IMPACT:

None

City of Winters
Cash and LAIF Balances
Balance on Hand as of November 30, 2006

Fund#	Fund Description	Balance 6/30/2006	Balance 11/30/2006
101	GENERAL FUND	\$ 2,888,327	\$ 2,229,197
208	FIRST TIME HOMEBUYER	72,860	74,610
211	CITY WIDE ASSESMENT	65,560	-40,779
212	FLOOD ASSESSMENT DISTRICT	3,303	3,382
221	GAS TAX	-73,474	-57,477
223	PERS TRUST FUND	352,008	360,462
231	STATE COPOS 1913	172,342	127,286
243	COPS MORE GRANT	1,475	1,510
251	TRAFFIC SAFTEY	157,185	142,426
252	ASSET FORFEITURE	13,008	13,320
254	VEHICLE THEFT DETERRENT	26,349	26,982
261	TRAFFIC CONGESTION RELIEF	22,601	82,230
271	PROPOSITION 40 GRANT	-44,000	
274	PARK GRANT	-531	-531
291	BEVERAGE RECYLING FUND	12,265	13,107
294	TRANSPORTATION(INCLUDING BUS SE	153,117	117,416
298	WORKFORCE GRANT	13,902	2,920
313	STBG 96-1043	1,274	
322	EDBG 96-405 CRADWICK BUILDING	-1,274	
351	RLF HOUSING REHABILITATION	23,704	25,834
352	RLF AFFORDABLE HOUSING	21,371	22,739
355	RLF SMALL BUSINESS	139,542	155,244
411	STREET IMPACT FEE	1,143,120	1,340,001
412	STORM IMPACT FEE	128,655	132,034
413	PARKS AND RECREATION IMPACT FEE	813,932	880,804
414	POLICE SAFTEY IMPACT FEE	239,375	310,127
415	FIRE IMPACT FEE	173,327	210,149
416	GENERAL FACILITIES IMPACT FEE	228,860	283,808
417	WATER IMPACT FEE	438,416	513,949
418	SEWER IMPACT FEE	640,353	768,485
421	GENERAL FUND CAPITAL	497,294	509,236
422	LANDFILL CAPITAL	350,257	353,568
424	PARKS AND RECREATION CAPITAL	127,984	161,657
427	CAPITAL EQUIPMENT FUND	232,302	445,690
429	SERVICE RESERVE	500,000	512,007
481	GENERAL PLAN 1992 STUDY	-616,187	-580,198
482	FLOOD CONTROL STUDY	1,118	1,145
492	RAJA STORM DRAIN	33,712	34,510
494	CAPITAL ASSET RECOVERY FEE	49,321	53,233
496	STORM DRAIN NON FLOOD	202	207
501	GENERAL DEBT SERVICE	66,349	67,753
502	GENERAL LTD		151
611	WATER O & M	173,692	157,960
612	WATER RESERVE	36,564	35,846
621	SEWER O & M	333,751	270,035
623	SEWER BOND	188,790	195,049
651	CENTRAL SERVICES	5,879	2,303
701	REDEVELOPMENT	2,287,113	2,001,889
702	RDA PROJECT AREA	2,581,588	2,254,419
711	REDEVELOPMENT LIH	550,091	424,364
712	RDA HOUSING PROJECT FUND	2,707,948	1,262,448
751	REDEVELOPMENT LTD	6,748	6,910
821	WINTERS LIBRARY	442,382	453,005
831	SWIM TEAM	73,465	83,775
	Total Cash	<u>\$18,457,315</u>	<u>\$16,446,197</u>

City of Winters
 General Fund Revenue Summary
 July 1, 2006 through November 30, 2006

		% of Year complete			42%
G/L Code	Account Description	Budget FY 06-07	November Actual	Year to Date Revenues	% of Budget Received
101-41101	Property Tax	\$ 635,680			
101-41102	Property Tax in Lieu of Sales Tax	91,415			
101-41103	Property Tax in Lieu of VLF	445,055			
101-41401	Sales & Use Tax	270,000	23,700	67,979	25%
101-41402	Prop 172	24,000			0%
101-41403	Franchise Fee	167,000		28,917	17%
101-41404	Property Transfer Tax	15,000			0%
101-41405	Utility Tax	377,822	13,196	121,198	32%
101-41406	Municiple Services Tax	277,200	23,160	115,695	42%
101-41408	TOT Tax	3,800		835	22%
101-41511	Off-Highway VLF	200			0%
101-46101	Building Permit Surcharge	97,611	1,999	64,091	66%
101-41407	Business Licenses	19,000	515	3,102	16%
101-46102	Building Permits	54,471	1,957	28,985	53%
101-46103	Encroachment Permit	1,000		100	10%
101-46104	Other Licenses & Permits	28,087	5,511	17,230	61%
101-41507	Motor Vehicle in Lieu	59,000	3,678	25,447	43%
101-41509	Homeowners Property Tax Relief	18,368			0%
101-48106	Post Reimbursement	3,000	(8)	1,390	46%
101-41511	Off-Highway Motor Vehicle				0%
101-42102	Copy Fees	100		14	14%
101-42103	Plan Check Fees	39,874	584	18,436	46%
101-42104	Planning Application Fees	5,000		1,578	32%
101-42105	Sales of Maps and Publications	150	98	188	125%
101-42108	Police Reports		89	376	0%
101-42109	Fingerprint Fees	5,000	318	1,487	30%
101-42111	Towing/DUI Reimbursement	2,000	200	650	33%
101-42112	Ticket Sign Off Fees		90	95	0%
101-42201	Recreation Fees	4,000		2,766	69%
101-42203	Youth Drama Revenues	3,000			0%
101-42205	Basketball Revenues	3,000			0%
101-42211	Pool Ticket Sales	1,000			0%
101-42301	Park Rental	500		255	51%
101-42302	Library Hall Rental	1,500		241	16%
101-42303	Community Center Rental	14,000	693	8,975	64%
101-42304	Community Center Insurance Collected	250	1,372	2,444	978%
101-44101	Rents/Leases Revenues	20,000	5,162	16,928	85%
101-43110	Fines-No Building Permits	750		307	41%
101-44102	Interest Earnings	97,400	4	23,207	24%
101-46106	Reinspect Fee	50			0%
101-49102	Reimbursements/Refunds		967	1,936	0%
101-49104	Miscellaneous Revenues	20,000	34,606	38,695	193%
101-49106	Cash Over/Short			(10)	0%
101-49108	Commissions on Coke Machine	100	19	45	45%
101-49109	Developer Planning Reimbursement	78,592		11,079	14%
101-49111	Fireworks Contributions	3,000		2,666	89%
101-49999	Interfund Operating Transfer	160,000			0%
Total General Fund Revenues		\$3,046,975	\$ 117,910	\$ 607,327	20%

City of Winters
 Summary of Revenues
 July 1, 2006 through November 30, 2006

Fund#	Fund Description	Budget FY 06-07	November Actual	Year to Date Actual	% of Year Completed	
					Amount of Budget to Be Received	% of Budgeted Revenues Received
101	General Fund	\$ 3,046,975	\$ 117,908	\$ 607,327	\$ 2,439,648	20%
208	First Time Homebuyer			1,001	(1,001)	
211	City Wide Assessment	319,112			319,112	
212	Flood Assessment District	142		45	97	32%
221	Gas Tax	130,508	11,029	45,180	85,328	35%
223	PERS Trust Fund	15,136		4,833	10,303	32%
231	State COPS AB1913	106,450		1,947	104,503	2%
243	'96 COPS MORE Grant	43		20	23	47%
251	Traffic Saftay	11,590	325	2,663	8,927	23%
252	Asset Forfieture	559		179	380	32%
254	Vehicle Theft Deterrent	7,133		362	6,771	5%
261	Traffic Congestion Relief	30,110		59,397	(29,287)	197%
262	Street Grants	748,000			748,000	
271	Prop 40 Grant	44,000		44,000	-	100%
274	Park Grant		3,472	3,472	(3,472)	
291	Beverage Recycling	5,430		5,134	296	95%
294	Transportation	356,907		2,019	354,888	1%
297	Jobs Housing Balance Grant	15,000			15,000	
311	STBG 700 Housing	7,101	1,357	4,777	2,324	67%
313	STBG 96-1043 Housing & Public W	7,645	727	2,908	4,737	38%
321	EDBG 99-688 Buckhorn	16,168	2,083	9,231	6,937	57%
322	EDBG 96-405 Cradwick			1,274	(1,274)	
351	RLF Housing Rehab	3,854	192	1,885	1,969	49%
352	RLF Affordable Housing	5,104	288	2,613	2,491	51%
355	RLF Small Business		2,177	14,253	(14,253)	
411	Street Impact Fee	1,104,143		185,115	919,028	17%
412	Storm Drain Impact Fee	9,081		2,617	6,464	29%
413	Parks & Recreation Impact Fee	5,836,593		94,700	5,741,893	2%
414	Public Saftay Impact Fee	963,755		87,297	876,458	9%
415	Fire Impact Fee	1,009,496		36,395	973,101	4%
416	General Facilities Impact Fee	1,612,244		52,614	1,559,630	3%
417	Water Impact Fee	302,022	4,437	71,168	230,854	24%
418	Sewer Impact Fee	2,379,551		123,432	2,256,119	5%
421	General Fund Capital	221,595		6,828	214,767	3%
422	Landfill Capital	15,304		4,743	10,561	31%
424	Parks & Recreation Capital	1,609,803		32,357	1,577,446	2%
427	Capital Equipment	114,072		104,114	9,958	91%
481	General Plan 1992	119,900		35,989	83,911	30%
482	Flood Control Study	48		15	33	31%
492	RAJA Storm Drain	1,463		460	1,003	31%
494	CARF	6,250	425	3,405	2,845	54%
495	Monitoring Fee	119,900		35,989	83,911	30%
496	Storm Drain Non-Flood	9		3	6	33%
501	General Debt Service	1,684		908	776	54%
502	General LTD			2	(2)	
611	Water O & M	692,383	58,154	300,212	392,171	43%
612	Water Reserve	3,351	986	4,298	(947)	128%
621	Sewer O & M	822,554	70,968	345,866	476,688	42%
623	Sewer Bond	37,550		2,592	34,958	7%
701	Community Redevelopment	1,493,060		47,048	1,446,012	3%
702	RDA Project Area Fund	138,767		5,485	133,282	4%
711	Community Redevelopment LIH	364,556			364,556	
712	RDA Housing Project Area	115,495		73,801	41,694	64%
751	Community Redevelopment LTD	14,992		3,959	11,033	26%
821	Winters Library	223,022		6,074	216,948	3%
831	Swim Team	65,350		62,257	3,093	95%
Total Revenues		\$24,274,960	\$ 274,528	\$2,544,263	\$21,730,697	10%

City of Winters
 Summary of Expenditures
 July 1, 2006 through November 30, 2006

Fund #	Fund Description	% of Year Completed				42%
		Budget FY 06-07	November Actual	Year to Date Actual	Unused Budget	% of Budget Used
101	General Fund Expenditures by Department					
110	City Council	\$ 2,387	\$ 56	\$ 247	\$ 2,140	10%
120	City Clerk	15,146	190	3,191	11,955	21%
130	City Treasurer	333	27	145	188	44%
150	City Attorney	114,863	12,692	29,036	85,827	25%
160	City Manager	27,123	1,251	9,642	17,481	36%
170	Administrative Services	152,986	9,048	56,273	96,713	37%
180	Finance	3,960	174	1,773	2,187	45%
210	Police Department	1,604,569	89,192	546,035	1,058,534	34%
310	Fire Department	376,300		125,433	250,867	33%
410	Community Development	433,470	16,553	138,062	295,408	32%
420	Building Inspections	122,237	7,117	47,682	74,555	39%
610	Public Works-Administration	404,563	10,625	97,895	306,668	24%
710	Recreation	139,644	1,800	36,701	102,943	26%
720	Community Center	93,437	3,980	34,451	58,986	37%
999	Transfers Out	68,461			68,461	
	Total General Fund Expenditure	\$ 3,491,018	\$ 152,705	\$ 1,126,566	\$ 2,364,452	32%
211	City Wide Assessment	318,682	14,305	105,667	213,015	33%
221	Gas Tax Fund	125,272	5,153	43,424	81,848	35%
231	State COPS 1913	201,663	9,032	48,736	152,927	24%
243	'96 COPS MORE Grant	600			600	0%
251	Traffic Safety	17,000	1,778	14,661	2,339	86%
261	Traffic Congestion Relief	5,000			5,000	0%
262	Street Grants	748,000			748,000	0%
291	Beverage Recycling Grant	8,000		4,417	3,583	55%
294	Transportation	304,769	2,037	46,443	258,326	15%
298	Workforce Housing	15,000		10,982	4,018	73%
311	STBG 700 Housing Rehab	7,101	479	3,900	3,201	55%
313	STBG 96-1043 Housing & Public W	7,645	727	4,182	3,463	55%
321	EDBG 99-688 Buckhorn	16,168	1,450	7,979	8,189	49%
352	RLF Affordable Housing			1,450	-1,450	
411	Street Impact Fee	416,832		41	416,791	0%
412	Storm Drain Impact Fee	68,556		560	67,996	1%
413	Park & Recreation Impact Fee	880,971	1,373	33,463	847,508	4%
414	Public Safety Impact Fee	489,297	875	5,177	484,120	1%
415	Fire Impact Fee	464,697		887	463,810	0%
416	General Facility Impact Fee	8,697		19	8,678	0%
417	Water Impact Fee	68,607	74	112	68,495	0%
418	Sewer Impact Fee	3,896,658	37	1,570	3,895,088	0%
421	General Fund Capital	38,556			38,556	0%
422	Landfill Capital	17,650		317	17,333	2%
423	Street Capital	60,000			60,000	0%
424	Parks & Recreation Capital	1,725,000			1,725,000	0%
427	Equipment Replacement Fund	110,500	3,416	77,547	32,953	70%
492	RAJA Storm Drain Capital	1,098,808		7	1,098,801	0%
494	CARF	40,000			40,000	0%
495	Monitoring Fee	119,900		35,989	83,911	30%
611	Water O & M	784,969	53,083	309,786	475,183	39%
612	Water Reserve			4,429	-4,429	
621	Sewer O & M	1,025,821	21,804	380,923	644,898	37%
623	Sewer Bond	11,500	3,000	3,000	8,500	26%
651	Central Service Overhead			-2,460	2,460	
701	Community Redevelopment	2,135,474	-11,888	400,871	1,734,603	19%
702	RDA Project Area Fund H	2,437,426	8,789	363,636	2,073,790	15%
711	Community Redevelopment LIH	324,057	3,247	162,631	161,426	50%
712	LIH Bond Proceeds	1,450,000		1,391,409	58,591	96%
751	Community Redevelopment LTD			11,425	-11,425	
831	Swim Team	63,054		51,802	11,252	82%
	Total Expenditures	\$23,071,409	\$271,476	\$4,651,548	\$18,351,400	20%

City of Winters
Fund Balances Report
Estimated Fund Balances as of November 30, 2006

Fund #	Fund Description	Audited Fund Balance 6/30/2006	Current Year Revenues	Current Year Expenditures	Transfers In/(Out)	Estimated Fund Balances 11/30/2006	Change From 6/30/2006
101	General Fund	\$ 2,731,636	\$ 607,327	\$ 1,126,565	\$ -	\$ 2,212,398	\$ (519,238)
208	First Time Homebuyer	73,610	1,000		-	74,610	1,000
211	City Wide Assessment	70,253		105,667	-	(35,414)	(105,667)
212	Flood Assessment District	3,337	45		-	3,382	45
221	Gas Tax	(60,163)	45,180	43,424	-	(58,407)	1,756
223	PERS Trust Fund	355,628	4,833		-	360,461	4,833
231	State COPS 1913	174,075	1,947	48,736	-	127,286	(46,789)
243	'96 COPS MORE Grant	1,490	20		-	1,510	20
251	Traffic Saftety	154,424	2,663	14,661	-	142,426	(11,998)
252	Asset Forfeiture	13,141	179		-	13,320	179
254	Vehicle Theft Deterrent	26,620	362		-	26,982	362
261	Traffic Congestion Relief	22,833	59,397		-	82,230	59,397
271	Prop 40 Grant	(44,000)	44,000		-		44,000
274	Park Grant	(4,003)	3,472		-	(531)	3,472
291	Beverage Recycling Grant	12,390	5,134	4,417	-	13,107	717
294	Transportation	156,317	2,019	46,443	-	111,893	(44,424)
298	Workforce Grant	13,902		10,982	-	2,920	(10,982)
311	STBG 700 Housing		4,777		(3,900)	877	877
313	STBG-96-1043 Housing and P	(27,796)	2,908		(4,182)	(29,070)	(1,274)
321	EDBG 99-688 Buckhorn		9,231		(7,979)	1,252	1,252
322	EDBG 96-405 Cradwick	(1,274)			1,274		1,274
351	RLF Housing Rehabilitation	35,591	325		1,560	37,476	1,885
352	RLF Affordable Housing	39,002	274		890	40,166	1,164
355	RLF Small Business	140,991	1,916		12,337	155,244	14,253
411	Street Impact Fee	1,249,927	185,115	41	-	1,435,001	185,074
412	Storm Drain Impact Fee	159,978	2,617	560	-	162,035	2,057
413	Parks & Recreation Impact	819,567	94,700	33,463	-	880,804	61,237
414	Public Saftety Impact Fee	241,367	87,297	5,177	-	323,487	82,120
415	Fire Impact Fee	174,640	36,395	887	-	210,148	35,508
416	General Facilities Impact	231,213	52,614	19	-	283,808	52,595
417	Water Impact Fee	442,893	71,168	112	-	513,949	71,056
418	Sewer Impact Fee	(369,934)	123,432	1,570	-	(248,072)	121,862
421	General Fund Capital	502,408	6,828		-	509,236	6,828
422	Landfill Capital	349,142	4,743	317	-	353,568	4,426
424	Parks and Recreation Capit	129,300	32,357		-	161,657	32,357
427	Equipment Replacement Fund	234,691	53,986	77,547	50,128	261,258	26,567
481	General Plan 1992	(616,187)			35,989	(580,198)	35,989
482	Flood Control Study	(123,870)	15		-	(123,855)	15
492	RAJA Storm Drain	24,468	460	7	-	24,921	453
494	CARF	49,828	3,405		-	53,233	3,405
495	Monitoring Fee		35,989		(35,989)		
496	Storm Drain Non-Flood	204	3		-	207	3
501	General Debt Service	66,844	908		-	67,752	908
502	General LTD	26,202	2		-	26,204	2
611	Water O & M	438,048	300,212	291,180	(18,606)	428,474	(9,574)
612	Water Reserve	38,144	4,298	4,429	-	38,013	(131)
621	Sewer O & M	2,812,232	345,866	349,401	(31,522)	2,777,175	(35,057)
623	Sewer Bond	72,457	2,592	3,000	-	72,049	(408)
651	Central Service Overhead	(2,460)		(2,460)	-		2,460
701	Community Redevelopment	2,348,447	35,623	400,871	11,425	1,994,624	(353,823)
702	RDA Project Area	2,610,810	5,485	363,636	-	2,252,659	(358,151)
711	Community Redevelopment LI	586,995		162,631	-	424,364	(162,631)
712	RDA Housing Project Area	2,580,057	73,801	1,391,409	-	1,262,449	(1,317,608)
751	Community Redevelopment LT	556,738	3,959		(11,425)	549,272	(7,466)
821	Winters Library	446,931	6,074		-	453,005	6,074
831	Winters Library	73,320	62,257	51,802	-	83,775	10,455
911	General Fixed Assets	4,543,056			-	4,543,056	
Total Fund Balances		\$24,585,460	\$2,429,210	\$ 4,536,494	\$ -	\$22,478,176	\$(2,107,284)



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: January 16, 2007
THROUGH: John W. Donlevy, Jr., City Manager *[Signature]*
FROM: Shelly A. Gunby, Director of Financial Management *[Signature]*
SUBJECT: Investment Report for December 31, 2006

RECOMMENDATION:

The City Council receive and file the City of Winters monthly investment report for December 2006.

BACKGROUND:

The City of Winters financial policy requires at minimum, quarterly investment earnings reports. The attached report shows the earnings December 2006, as well as the year to date investment earnings. The City of Winters is invested in Local Agency Investment Funds (LAIF), a savings account at our local First Northern Bank, and receives interest payments on the various CDBG and EDBG funded loans made to residents and businesses within the City of Winters. The investment earnings for December 2006 include revenues from the savings account and from the CDBG and EDBG loans..

FISCAL IMPACT:

None.

City of Winters
Investment Earnings Report
July 1, 2006 through December 31, 2006

Fund #	Fund Description	December Investment Earnings	Year to Date Investment Earnings
101	GENERAL FUND	\$ 3	\$ 23,210
212	FLOOD ASSESSMENT DISTRICT		45
223	PERS TRUST FUND		4,833
231	STATE COPS 1913		1,947
243	COPS MORE GRANT		20
251	TRAFFIC SAFTEY		1,988
252	ASSET FORFEITURE		179
254	VEHICLE THEFT DETERRENT		362
261	TRAFFIC CONGESTION RELIEF		715
291	BEVERAGE RECYCLE GRANT		134
294	TRANSPORTATION/BUS		2,019
311	STBG-700	37	457
313	STBG 96-1043	107	553
321	EDBG 99-688	813	5,103
351	RLF HOUSING REHAB		325
352	RLF AFFORDABLE HOUSING		274
355	RLF SMALL BUSINESS		1,916
411	STREET IMPACT FEE		20,793
412	STORM IMPACT FEE		1,767
413	PARKS & REC IMPACT FEE		10,958
414	POLICE IMPACT FEE		3,045
415	FIRE IMPACT FEE		2,361
416	GENERAL FACILITY IMPACT FEE		3,142
417	WATER IMPACT FEE		6,019
418	SEWER IMPACT FEE		8,768
421	GENERAL FUND CAPITAL		6,828
422	LANDFILL CAPITAL		4,743
424	PARKS & REC CAPITAL		1,757
427	EQUIPMENT REPLACEMENT FUND		3,097
482	FLOOD CONTROL STUDY		15
492	RAJA STORM DRAIN		460
494	CARF		679
501	GENERAL DEBT SERVICE		908
502	GENERAL LONG TERM DEBT		2
611	WATER O & M		956
612	WATER RESERVE		455
621	SEWER O & M		3,909
623	SEWER BOND		2,592
701	REDEVELOPMENT		35,623
702	RDA PROJECT AREA		5,485
712	RDA LIH PROJECT AREA		73,801
751	REDEVELOPMENT LTD		3,959
821	WINTERS LIBRARY		6,074
831	SWIM TEAM		294
Total Investment Earnings		<u>\$ 960</u>	<u>\$ 252,570</u>



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers

DATE: January 16, 2007

THROUGH: John W. Donlevy, Jr., City Manager 

FROM: Shelly A. Gunby, Director of Financial Management 

SUBJECT: Treasurer Report for December 31, 2006

RECOMMENDATION:

The City Council receives and file the City of Winters Treasurer's Report for December 31, 2006

BACKGROUND:

The City of Winters financial policy requires monthly reports regarding receipts, disbursements and fund balances be submitted to the City Council for review.

General Fund:

General Fund revenues are 23% of budgeted. The following items affect how the cash flows into the general fund.

- The first installment of Property tax will be received from the county in January.
- The first installment of Property tax in lieu of sales tax will be received from the county in January.
- The first installment of Property tax in lieu of VLF will be received from the county in January.
- Sales and Use Taxes are remitted to the City two (2) months after they are received by the State Board of Equalization.
- Municipal Services Tax collections are 50% of budgeted.
- Building permit fees collected are 55% of budgeted, while the building permit supplement fee is 67% of budgeted

General Fund Expenditures are 38% of the budgeted expenditures. Staff is continuing to be frugal in expenditures.

Other Funds:

Fund 211: Expenditures are 39% of budgeted and the first installment of the City Wide Assessment fee will be received from the county in January.

Fund 221: Expenditures are 40% of budgeted.

Fund 231: Expenditures are 30% of budgeted.

Fund 251: Expenditures are over budget due the traffic survey undertaken for the police department.

Funds 701 and 711: The first installment on property taxes will be received in January. Expenditures for these funds are 54% of budget for the Community Development Increment fund due to funding the swimming pool in advance of receiving the funds from the developers. The Low income housing expenditures are 51% of budget due to the commencement of the Winters Apartments II (The CHOC) project.

Fund 611: Revenues are 52% of budget, and Expenditures are 43% of budgeted.

Fund 621: The Sewer O & M fund expenditures are 44% of budgeted while revenues are 50% of budgeted. .

FISCAL IMPACT:

None

City of Winters
Cash and LAIF Balances
Balance on Hand as of December 31, 2006

Fund #	Fund Description	Balance 6/30/2006	Balance 12/31/2006
101	GENERAL FUND	\$ 2,888,327	\$ 2,185,115
208	FIRST TIME HOMEBUYER	72,860	74,610
211	CITY WIDE ASSESMENT	65,560	(58,968)
212	FLOOD ASSESSMENT DISTRICT	3,303	3,382
221	GAS TAX	(73,474)	(65,393)
223	PERS TRUST FUND	352,008	360,462
231	STATE COPOS 1913	172,342	116,255
243	COPS MORE GRANT	1,475	1,510
251	TRAFFIC SAFTEY	157,185	138,750
252	ASSET FORFEITURE	13,008	13,320
254	VEHICLE THEFT DETERRENT	26,349	26,982
261	TRAFFIC CONGESTION RELIEF	22,601	82,230
271	PROPOSITION 40 GRANT	(44,000)	
274	PARK GRANT	(531)	(531)
291	BEVERAGE RECYLING FUND	12,265	13,107
294	TRANSPORTATION(INCLUDING BUS	153,117	91,988
298	WORKFORCE GRANT	13,902	2,920
313	STBG 96-1043	1,274	
321	EDBG 99-688 BUCKHORN		620
322	EDBG 96-405 CRADWICK BUILDIN	(1,274)	
351	RLF HOUSING REHABILITATION	23,704	25,406
352	RLF AFFORDABLE HOUSING	21,371	23,027
355	RLF SMALL BUSINESS	139,542	157,422
411	STREET IMPACT FEE	1,143,120	1,340,001
412	STORM IMPACT FEE	128,655	132,034
413	PARKS AND RECREATION IMPACT	813,932	76,806
414	POLICE SAFTEY IMPACT FEE	239,375	310,127
415	FIRE IMPACT FEE	173,327	210,149
416	GENERAL FACILITIES IMPACT FE	228,860	283,808
417	WATER IMPACT FEE	438,416	513,949
418	SEWER IMPACT FEE	640,353	768,485
421	GENERAL FUND CAPITAL	497,294	509,236
422	LANDFILL CAPITAL	350,257	353,568
424	PARKS AND RECREATION CAPITAL	127,984	36,657
427	CAPITAL EQUIPMENT FUND	232,302	449,597
429	SERVICE RESERVE	500,000	512,007
481	GENERAL PLAN 1992 STUDY	(616,187)	(580,198)
482	FLOOD CONTROL STUDY	1,118	1,145
492	RAJA STORM DRAIN	33,712	34,510
494	CAPITAL ASSET RECOVERY FEE	49,321	53,383
496	STORM DRAIN NON FLOOD	202	207
501	GENERAL DEBT SERVICE	66,349	67,753
502	GENERAL LTD		151
611	WATER O & M	173,692	151,580
612	WATER RESERVE	36,564	36,171
621	SEWER O & M	333,751	237,788
623	SEWER BOND	188,790	192,049
651	CENTRAL SERVICES	5,879	
701	REDEVELOPMENT	2,287,113	1,247,312
702	RDA PROJECT AREA	2,581,588	2,251,059
711	REDEVELOPMENT LIH	550,091	420,252
712	RDA HOUSING PROJECT FUND	2,707,948	1,262,448
751	REDEVELOPMENT LTD	6,748	6,910
821	WINTERS LIBRARY	442,382	453,005
831	SWIM TEAM	73,465	83,775
	Total Cash	<u>\$ 18,457,315</u>	<u>\$ 14,607,938</u>

City of Winters
 General Fund Revenue Summary
 July 1, 2006 through December 31, 2006

G/L Code	Account Description	Budget FY 06-07	% Of Year Complete		% of Budget Received
			December Revenues	Year to Date Revenues	
101-41101	Property Tax	\$ 635,680			0%
101-41102	Property Tax in Lieu of Sales Tax	91,415			0%
101-41103	Property Tax in Lieu of VLF	445,055			0%
101-41401	Sales & Use Tax	270,000	21,986	89,966	33%
101-41402	Prop 172	24,000			0%
101-41403	Franchise Fee	167,000		28,917	17%
101-41404	Property Transfer Tax	15,000			0%
101-41405	Utility Tax	377,822	20,797	141,994	38%
101-41406	Municipal Services Tax	277,200	23,160	138,855	50%
101-41408	TOT Tax	3,800		835	22%
101-41511	Off-Highway VLF	200			0%
101-46101	Building Permit Surcharge	97,611	851	64,942	67%
101-41407	Business Licenses	19,000	835	3,937	21%
101-46102	Building Permits	54,471	905	29,890	55%
101-46103	Encroachment Permit	1,000		100	10%
101-46104	Other Licenses & Permits	28,087	973	18,203	65%
101-41507	Motor Vehicle in Lieu	59,000		25,447	43%
101-41509	Homeowners Property Tax Relief	18,368			0%
101-48106	Post Reimbursement	3,000	1,274	2,664	89%
101-41511	Off-Highway Motor Vehicle				
101-42102	Copy Fees	100	38	51	51%
101-42103	Plan Check Fees	39,874	216	18,651	47%
101-42104	Planning Application Fees	5,000		1,578	32%
101-42105	Sales of Maps and Publications	150	25	213	142%
101-42108	Police Reports		22	398	
101-42109	Fingerprint Fees	5,000	218	1,705	34%
101-42111	Towing/DUI Reimbursement	2,000	125	775	39%
101-42112	Ticket Sign Off Fees		20	115	
101-42201	Recreation Fees	4,000		2,766	69%
101-42203	Youth Drama Revenues	3,000			0%
101-42205	Basketball Revenues	3,000	4,340	4,340	145%
101-42211	Pool Ticket Sales	1,000			0%
101-42301	Park Rental	500		255	51%
101-42302	Library Hall Rental	1,500		241	16%
101-42303	Community Center Rental	14,000	360	9,335	67%
101-42304	Community Center Insurance Collected	250		2,444	978%
101-44101	Rents/Leases Revenues	20,000	5,676	22,605	113%
101-43110	Fines-No Building Permits	750	279	585	78%
101-44102	Interest Earnings	97,400	3	23,210	24%
101-46106	Reinspect Fee	50			0%
101-49102	Reimbursements/Refunds			1,936	
101-49104	Miscellaneous Revenues	20,000	6,782	45,477	227%
101-49106	Cash Over/Short			(10)	
101-49108	Commissions on Coke Machine	100		45	45%
101-49109	Developer Planning Reimbursement	78,592		11,078	14%
101-49111	Fireworks Contributions	3,000		2,666	89%
101-49999	Interfund Operating Transfer	160,000			0%
Total General Fund Revenues		\$3,046,975	\$ 88,885	\$ 696,209	23%

City of Winters
 Summary of Revenues
 July 1, 2006 through December 31, 2006

Fund#	Fund Description	Budget FY 06-07	December Revenues	Year to Date Revenues	% of Year Corr	50%
					Amount of Budget to be Received	% of Budgeted Revenues Received
101	General Fund	\$ 3,046,975	\$ 88,883	\$ 696,209	\$ 2,350,766	23%
208	First time Homebuyer			1,001	-	
211	City Wide Assessment	319,112			319,112	
212	Flood Assessment District	142		45	142	32%
221	Gas Tax	130,508		45,180	130,508	35%
223	PERS Trust Fund	15,136		4,833	15,136	32%
231	State COPS AB1913	106,450		1,947	106,450	2%
243	'96 COPS MORE Grant	43		20	43	47%
251	Traffic Safety	11,590	165	2,828	11,590	24%
252	Asset Forfeiture	559		179	559	32%
254	Vehicle Theft Deterrent	7,133		362	7,133	5%
261	Traffic Congestion Relief	30,110		59,397	30,110	197%
262	Street Grants	748,000			748,000	
271	Prop 40 Grant	44,000		44,000	44,000	100%
274	Park Grants			3,473	-	
291	Beverage Recycling	5,430		5,134	5,430	95%
294	Transportation	356,907	1,571	3,589	356,907	1%
297	Jobs Housing Balance Grant	15,000			15,000	
311	STBG 700 Housing	7,101	(398)	4,379	7,101	62%
313	STBG 96-1043 Housing & Public W	7,645	107	3,015	7,645	39%
321	EDBG 99-688 Buckhorn	16,168	(422)	8,809	16,168	54%
322	EDBG 96-405 Cradwick			1,274	-	
351	RLF Housing Rehab	3,854	192	2,077	3,854	54%
352	RLF Affordable Housing	5,104	288	2,901	5,104	57%
355	RLF Small Business		1,558	15,810	-	
411	Street Impact Fee	1,104,143		185,115	1,104,143	17%
412	Storm Drain Impact Fee	9,081		2,617	9,081	29%
413	Parks & Recreation Impact Fee	5,836,593		94,700	5,836,593	2%
414	Public Safety Impact Fee	963,755		87,297	963,755	9%
415	Fire Impact Fee	1,009,496		36,395	1,009,496	4%
416	General Facilities Impact Fee	1,612,244		52,614	1,612,244	3%
417	Water Impact Fee	302,022		71,168	302,022	24%
418	Sewer Impact Fee	2,379,551		123,432	2,379,551	5%
421	General Fund Capital	221,595		6,828	221,595	3%
422	Landfill Capital	15,304		4,743	15,304	31%
424	Parks & Recreation Capital	1,609,803		32,357	1,609,803	2%
427	Capital Equipment	114,072	3,907	108,021	114,072	95%
481	General Plan 1992	119,900		35,989	119,900	30%
482	Flood Control Study	48		15	48	31%
492	RAJA Storm Drain	1,463		460	1,463	31%
494	CARF	6,250	150	3,555	6,250	57%
495	Monitoring Fee	119,900		35,989	119,900	30%
496	Storm Drain Non-Flood	9		3	9	33%
501	General Debt Service	1,684		908	1,684	54%
502	General LTD			2	-	
611	Water O & M	692,383	57,387	357,599	692,383	52%
612	Water Reserve	3,351	1,152	5,449	3,351	163%
621	Sewer O & M	822,554	67,928	413,795	822,554	50%
623	Sewer Bond	37,550		2,592	37,550	7%
701	Community Redevelopment	1,493,060		47,048	1,493,060	3%
702	RDA Project Area Fund	138,767		5,485	138,767	4%
711	Community Redevelopment LIH	364,556			364,556	
712	RDA Housing Project Area	115,495		73,801	115,495	64%
751	Community Redevelopment LTD	14,992		3,959	14,992	26%
821	Winters Library	223,022		6,074	223,022	3%
831	Swim Team	65,350		62,257	65,350	95%
Total Revenues		\$24,274,960	\$222,468	\$2,766,729	\$21,508,231	11%

City of Winters
 Summary of Expenditures
 July 1, 2006 through December 31, 2006

Fund #	Fund Description	Budget FY 06-07	December Actual	Year to Date Actual	% of Year Complete	
					Unused Budget	% of Budget Used
101	General Fund Expenditures by Department					
110	City Council	\$ 2,387	\$ 26	\$ 273	\$ 2,114	11%
120	City Clerk	15,146	320	3,511	11,635	23%
130	City Treasurer	333	28	173	160	52%
150	City Attorney	114,863	5,113	34,148	80,715	30%
160	City Manager	27,123	1,595	11,237	15,886	41%
170	Administrative Services	152,986	10,470	66,744	86,242	44%
180	Finance	3,960	170	1,943	2,017	49%
210	Police Department	1,604,569	130,059	676,094	928,475	42%
310	Fire Department	376,300		125,433	250,867	33%
410	Community Development	433,470	20,229	158,290	275,180	37%
420	Building Inspections	122,237	10,464	58,146	64,091	48%
610	Public Works-Administration	404,563	15,420	113,315	291,248	28%
710	Recreation	139,644	3,250	39,951	99,693	29%
720	Community Center	93,437	5,621	40,072	53,365	43%
999	Transfers Out	68,461			68,461	
	Total General Fund Expenditure	\$ 3,491,018	\$ 202,765	\$ 1,329,330	\$ 2,161,688	38%
211	City Wide Assessment	318,682	18,127	123,794	194,888	39%
221	Gas Tax Fund	125,272	6,985	50,409	74,863	40%
231	State COPS 1913	201,663	11,031	59,767	141,896	30%
243	'96 COPS MORE Grant	600			600	
251	Traffic Saftey	17,000	3,841	18,502	(1,502)	9%
261	Traffic Congestion Relief	5,000			5,000	
262	Street Grants	748,000			748,000	
291	Beverage Recycling Grant	8,000		4,417	3,583	55%
294	Transportation	304,769	26,280	72,724	232,045	24%
298	Workforce Housing	15,000		10,982	4,018	73%
311	STBG 700 Housing Rehab	7,101	479	4,379	2,722	62%
313	STBG 96-1043 Housing & Public W	7,645	107	4,289	3,356	56%
321	EDBG 99-688 Buckhorn	16,168	1,450	9,429	6,739	58%
352	RLF Affordable Housing			1,450	(1,450)	
411	Street Impact Fee	416,832		41	416,791	
412	Storm Drain Impact Fee	68,556		560	67,996	1%
413	Park & Recreation Impact Fee	880,971	803,998	837,461	43,510	95%
414	Public Saftey Impact Fee	489,297		5,177	484,120	1%
415	Fire Impact Fee	464,697		887	463,810	
416	General Facility Impact Fee	8,697		19	8,678	
417	Water Impact Fee	68,607		112	68,495	
418	Sewer Impact Fee	3,896,658		1,570	3,895,088	
421	General Fund Capital	38,556			38,556	
422	Landfill Capital	17,650		317	17,333	2%
423	Street Capital	60,000			60,000	
424	Parks & Recreation Captial	1,725,000	125,000	125,000	1,600,000	7%
427	Equipment Replacement Fund	110,500		77,547	32,953	70%
492	RAJA Storm Drain Capital	1,098,808		7	1,098,801	
494	CARF	40,000			40,000	
495	Monitoring Fee	119,900		35,989	83,911	30%
611	Water O & M	784,969	30,229	340,015	444,954	43%
612	Water Reserve			4,429	(4,429)	
621	Sewer O & M	1,025,821	65,949	446,872	578,949	44%
623	Sewer Bond	11,500		3,000	8,500	26%
651	Central Service Overhead			(2,460)	2,460	
701	Community Redevelopment	2,135,474	747,312	1,148,183	987,291	54%
702	RDA Project Area Fund H	2,437,426	1,600	365,236	2,072,190	15%
711	Community Redevelopment LIH	324,057	4,112	166,743	157,314	51%
712	LIH Bond Proceeds	1,450,000		1,391,409	58,591	96%
751	Community Redevelopment LTD			11,425	(11,425)	
831	Swim Team	63,054		51,802	11,252	82%
	Total Expenditures	\$23,071,409	\$2,049,265	\$6,700,813	\$16,370,596	29%

City of Winters
Fund Balances Report
Estimated Fund Balance as of December 31, 2006

Fund#	Fund Description	Audited Fund Balance 6/30/2006	Current Year Revenues	Current Year Expenditures	Transfers In/(Out)	Estimated Ending Fund Balance	Change From 6/30/2006
101	General Fund	\$ 2,731,636	\$ 696,209	\$ 1,329,330	\$ -	\$ 2,098,515	\$ (633,121)
208	First Time Homebuyer	73,610	1,000		-	74,610	1,000
211	City Wide Assessment	70,253		123,794	-	(53,541)	(123,794)
212	Flood Assessment District	3,337	45		-	3,382	45
221	Gas Tax	(60,163)	45,180	50,409	-	(65,392)	(5,229)
223	PERS Trust Fund	355,628	4,833		-	360,461	4,833
231	State COPS 1913	174,075	1,947	59,767	-	116,255	(57,820)
243	'96 COPS MORE Grant	1,490	20		-	1,510	20
251	Traffic Saffey	154,424	2,828	18,502	-	138,750	(15,674)
252	Asset Forfeiture	13,141	179		-	13,320	179
254	Vehicle Theft Deterrent	26,620	362		-	26,982	362
261	Traffic Congestion Relief	22,833	59,397		-	82,230	59,397
271	Prop 40 Grant	(44,000)	44,000		-		44,000
274	Park Grant	(4,003)	3,472		-	(531)	3,472
291	Beverage Recycling Grant	12,390	5,134	4,417	-	13,107	717
294	Transportation	156,317	3,589	72,724	-	87,182	(69,135)
298	Workforce Grant	13,902		10,982	-	2,920	(10,982)
311	STBG 700 Housing		4,379		(4,379)		
313	STBG-96-1043 Housing and P	(27,796)	3,015		(4,289)	(29,070)	(1,274)
321	EDBG 99-688 Buckhorn		8,809		(9,429)	(620)	(620)
322	EDBG 96-405 Cradwick	(1,274)			1,274		1,274
351	RLF Housing Rehabilitation	35,591	325		1,752	37,668	2,077
352	RLF Affordable Housing	39,002	274		1,178	40,454	1,452
355	RLF Small Business	140,991	1,916		13,894	156,801	15,810
411	Street Impact Fee	1,249,927	185,115	41	-	1,435,001	185,074
412	Storm Drain Impact Fee	159,978	2,617	560	-	162,035	2,057
413	Parks & Recreation Impact	819,567	94,700	837,461	-	76,806	(742,761)
414	Public Saffey Impact Fee	241,367	87,297	5,177	-	323,487	82,120
415	Fire Impact Fee	174,640	36,395	887	-	210,148	35,508
416	General Facilities Impact	231,213	52,614	19	-	283,808	52,595
417	Water Impact Fee	442,893	71,168	112	-	513,949	71,056
418	Sewer Impact Fee	(369,934)	123,432	1,570	-	(248,072)	121,862
421	General Fund Capital	502,408	6,828		-	509,236	6,828
422	Landfill Capital	349,142	4,743	317	-	353,568	4,426
424	Parks and Recreation Capit	129,300	32,357	125,000	-	36,657	(92,643)
427	Equipment Replacement Fund	234,691	57,893	77,547	50,128	265,165	30,474
481	General Plan 1992	(616,187)			35,989	(580,198)	35,989
482	Flood Control Study	(123,870)	15		-	(123,855)	15
492	RAJA Storm Drain	24,468	460	7	-	24,921	453
494	CARF	49,828	3,555		-	53,383	3,555
495	Monitoring Fee		35,989		(35,989)		
496	Storm Drain Non-Flood	204	3		-	207	3
501	General Debt Service	66,844	908		-	67,752	908
502	General LTD	26,202	2		-	26,204	2
611	Water O & M	438,048	357,599	321,409	(18,606)	455,632	17,584
612	Water Reserve	38,144	5,449	4,429	-	39,164	1,020
621	Sewer O & M	2,812,232	413,795	415,350	(31,522)	2,779,155	(33,077)
623	Sewer Bond	72,457	2,592	3,000	-	72,049	(408)
651	Central Service Overhead	(2,460)		(2,460)	-		2,460
701	Community Redevelopment	2,348,447	35,623	1,148,183	11,425	1,247,312	(1,101,135)
702	RDA Project Area	2,610,810	5,485	365,236	-	2,251,059	(359,751)
711	Community Redevelopment LI	586,995		166,743	-	420,252	(166,743)
712	RDA Housing Project Area	2,580,057	73,801	1,391,409	-	1,262,449	(1,317,608)
751	Community Redevelopment LT	556,738	3,959		(11,425)	549,272	(7,466)
821	Winters Library	446,931	6,074		-	453,005	6,074
831	Winters Library	73,320	62,257	51,802	-	83,775	10,455
911	General Fixed Assets	4,543,056			-	4,543,056	
Total Fund Balances		\$ 24,585,460	\$ 2,649,638	\$ 6,583,724	\$ 1	\$ 20,651,375	\$ (3,934,085)