



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, November 6, 2007
7:30 p.m.
AGENDA

Members of the City Council

*Woody Fridae, Mayor
Michael Martin, Mayor Pro Tempore
Harold Anderson
Ceclia Aguiar-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 the Regular Meeting of the Winters City Council held on October 16, 2007 (pp 1-6)
- B. Holiday Council Meeting Calendar (pp 7)
- C. A Proclamation of the City Council of the City of Winters Recognizing "World Diabetes Day" (pp 8)
- D. Approval of \$30,708.00 for Well 4 Rehabilitation and Disinfection (pp 9-10)

PRESENTATIONS

DISCUSSION ITEMS

- 1. LAFCO Sphere of Influence Study and Municipal Services Review (pp 11-12)
- 2. Hemenway Street Traffic Calming Improvements for Safe Routes to School Improvements, Project No. 06-17 (pp 13-16)
- 3. Approval of Necessary Upgrades at Walnut and Carter Ranch Lift Stations in the Amount of \$94,220 (pp 17-19)
- 4. Public Hearing and Approval of Resolution 2007-54, A Resolution of Acceptance of the City Council of the City of Winters, regarding the Acquisition of the Westerly 25 feet of 106 Abbey Street, Winters (Under Separate Cover) (pp 20)

COMMUNITY DEVELOPMENT AGENCY

- 1. Public Hearing and Adoption of Ordinance 2007-06 Acknowledging the Lack of an Eminent Domain Program for the Winters Community Development Project Area as Required by Senate Bill 53 (pp 21-23)
- 2. Public Hearing and Approval of Resolution 2007-55, A Resolution of Acceptance of the Community Development Agency of the City of Winters, Regarding the Acquisition of the Westerly 25 feet of 106 Abbey Street, Winters (Under Separate Cover) (pp 24)

CITY MANAGER REPORT

COUNCIL/STAFF COMMENTS

INFORMATION ONLY

1. Update on Regional Housing Needs Allocation from Sacramento Area Council of Governments (pp 25)

EXECUTIVE SESSION

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the November 6, 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 November 1, 2007, and made available to the public during normal business hours.

Jacq Jensen, Administrative Assistant, for Nanci G. Mills
Nanci G. Mills, City Clerk

Questions about this agenda – Please call the City Clerk's Office (530) 795-4910 ext. 101. Agendas and staff reports are available on the city web page www.cityofwinters.org/administrative/admin_council.htm

General Notes: Meeting facilities are accessible to persons with disabilities. To arrange aid or services to modify or accommodate persons with disability to participate in a public meeting, contact the City Clerk.

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

The city does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.

How to obtain City Council Agendas:

View on the internet: www.cityofwinters.org/administrative/admin_council.htm Any attachments to the agenda that are not available online may be viewed at the City Clerk's Office or locations where the hard copy packet is available.

Email Subscription: You may contact the City Clerk's Office to be placed on the list. An agenda summary is printed in the Winters Express newspaper.

City Council agenda packets are available for review or copying at the following locations:

Winters Library – 201 First Street

City Clerk's Office – City Hall – 318 First Street

During Council meetings – Right side as you enter the Council Chambers

City Council meetings are televised live on City of Winters Government Channel 20 (available to those who subscribe to cable television) and replayed following the meeting.

Wednesday at 10:00 a.m.

Videotapes of City Council meetings are available for review at the Winters Branch of the Yolo County Library.



Minutes of the Regular Meeting of the
Winters City Council
Held on Tuesday, October 16, 2007

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

Those present were Council Members Cecilia Aguiar-Curry, Harold Anderson, Michael Martin and Mayor Fridae. Council Member Stone was absent. Also present were City Manager John Donlevy, City Attorney John Wallace, Economic Development Director/Asst. Executive Director-CDA Cas Ellena, Grant Writer Dawn Van Dyke, Planning Manager Kate Kelly, Housing Manager Dan Maguire, Community Development Director Dan Sokolow and City Clerk Nanci Mills.

Approval of Agenda: City Manager Donlevy requested that Discussion Item #1, Approval of Recommendation for Upgrades to Lift Stations at Carter Ranch and Walnut Lane, be pulled and brought back before Council on November 6, 2007. Council Member Aguiar-Curry requested that Discussion Item #4, Authorization to obtain legal services regarding possible establishment of a 501 (c) (3) non-profit for the benefit of City programs, and Discussion Item #5, Approval of CDBG Planning and Technical Assistance grants to fund Economic Development (Resolution No. 2007-52) and General Allocation (Resolution No. 2007-53) activities in the amounts of \$70,000 and \$35,000, respectively, be moved to the Consent Calendar as Items D and E, respectively.

Council Member Curry made a motion to approve the changes to the agenda as stated. Seconded by Council Member Martin. Motion carried unanimously.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council held on October 2, 2007
- B. Approval of Continuation of Hydrogeological Service Contract with Luhdorff and Scalmanini in the amount of \$149,880.00
- C. Additional Expenditure Authorization - Sanitary Sewer Video Inspection
- D. Authorization to obtain legal services regarding possible establishment of a 501 (c) (3) non-profit for the benefit of City programs (Previously Discussion Item #4)
- E. Approval of CDBG Planning and Technical Assistance grants to fund Economic Development (Resolution No. 2007-52) and General Allocation (Resolution No. 2007-53) activities in the

amounts of \$70,000 and \$35,000, respectively (Previously Discussion Item #5)

City Manager Donlevy gave an overview. Council Member Anderson made a motion to approve the Consent Calendar. Seconded by Council Member Aguiar-Curry. Motion carried unanimously, with Council Member Stone absent.

PRESENTATIONS

Plaques of Appreciation were presented by Mayor Fridae to outgoing Planning Commission members John R. Graf and Don Jordan, Chairman, thanking them for their years of service to the City of Winters.

DISCUSSION ITEMS

1. **Approval of Recommendation for Upgrades to Lift Stations at Carter Ranch and Walnut Lane**

This item was pulled and will be brought back before Council at the November 6th City Council meeting.

2. **Approval of Resolution 2007-51, A Resolution of the City Council of the City of Winters, in Support of Proposition 50 Grant Application for Channel Realignment and Floodplain Improvements**

Rich Marovich, Streamkeeper, gave a power point presentation describing the proposed low flow channel realignment and floodplain improvement areas, as well as the proposed habitat and recreation enhancements along Putah Creek.

Council Member Anderson made a motion to approve Resolution 2007-51 in support of Proposition 50 grant application for channel realignment and floodplain improvements and declaring the intention to support efforts by the LPCCC and Solano County Water Agency to secure funding for recreation and habitat enhancements along Putah Creek through an application for grant funds from the California River Parkways Grant Program under the Water Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002 (Proposition 50.) Seconded by Council Member Martin. Motion carried with the following roll call vote:

AYES: Council Members Aguiar-Curry, Anderson, Martin, and Mayor Fridae.
NOES: None
ABSENT: Council Member Stone

ABSTAIN: None

3. Approval of Priority List of Expenditures for the Workforce Housing Reward Grant (WFH) Program, Contract No. 07-WFH-253

Grant Writer Dawn Van Dyke gave an overview. Council Member Anderson requested public input regarding the type and installation of signs at Rotary Park, City Park, Valley Oak Park and Blue Oak Park. The proposed priority list includes signs identical in design (but not necessarily in size) to the sign at the Bobbie Greenwood Swim Center. City Manager Donlevy described the deterioration and vandalism of the wooden signs currently at these sites. It was agreed that the sign issue would be brought back to a future meeting for further discussion.

Council Member Aguiar-Curry inquired about the possibility of the City receiving sales tax revenue for high priced ticket items, ie: machinery and vehicles. City Manager Donlevy indicated the City needs to be the point of sale and that he would look into this further.

Council Member Aguiar-Curry made a motion to approve the priority list of expenditures for the Workforce Housing Reward Grant (WFH) Program, Contract No. 07-WFH-253. Seconded by Council Member Martin. Motion carried unanimously, with Council Member Stone absent.

4. Authorization to obtain legal services regarding possible establishment of a 501 (c) (3) non-profit for the benefit of City programs

This item was moved to the Consent Calendar, Item D.

5. Approval of CDBG Planning and Technical Assistance grants to fund Economic Development (Resolution No. 2007-52) and General Allocation (Resolution No. 2007-53) activities in the amounts of \$70,000 and \$35,000, respectively

This item was moved to the Consent Calendar, Item E.

COMMUNITY DEVELOPMENT AGENCY

Agency Chairman Martin opened the meeting of the Community Development Agency at 8:17 p.m.

1. **(Moved from Item #2 to Item #1, as requested by City Manager Donlevy) - Amendment No. 1 to Consultant Services Agreement by and Between the City of Winters and Rick Engineering Company and Request for Approval of Revised Project Budget Sheet for the Downtown Streetscape Improvement Project**

Agency Members Anderson and Fridae both expressed a possible conflict of interest and drew straws to determine who would step down and who would remain at the dais in order to create a quorum. Agency Member Fridae remained, and Agency Member Anderson stepped down. Economic Development Director/Asst. Executive Director-CDA Cas Ellena gave an overview.

Agency Member Aguiar-Curry inquired why the public outreach and public interaction process with the City (Task 1.1, Project Set Up) does not include Spanish interpretation, which had been included in the original Scope of Services. She did not intend for this to be deleted and Cas indicated the omission had not been intentional. She also asked Cas to clarify the number of meetings to be held. Cas confirmed three stakeholder meetings and three public meetings have both been reduced to two.

In response to Agency Member Martin's question, landscaping improvements will be done, but not to the magnitude that was described in the original Scope of Services. In addition, steps will be taken to preserve the existing landscaping. The scope of the project will be extended down Railroad Avenue and around the corner on Abbey Street. The sidewalks along Main Street will continue to be repaired, but the focus of this project is at the intersection of Main and Railroad and down Railroad Avenue, as per City Manager Donlevy.

Agency Member Fridae made a motion to approve Amendment No. 1 to the Consultant Services Agreement by and Between the City of Winters and Rick Engineering Company and Request for Approval of Revised Project Budget Sheet for the Downtown Streetscape Improvement Project. Seconded by Agency Member Aguiar-Curry. Motion carried unanimously, with Agency Members Anderson and Stone absent. Agency Member Anderson returned to the dais at this time.

2. **(Moved from Item #1 to Item #2) - Reciprocal Access and Public Parking Easement Agreement Between: the City of Winters Community Development Agency; John & Melanie Pickerel; and John & Elizabeth Siracusa and Paul & Jennette Fair**

Agency Members Anderson and Fridae both expressed a possible conflict of interest and drew straws to determine who would step down and who would remain at the dais in order to create a quorum. Agency Member Fridae remained, and Agency Member Anderson stepped down. Economic Development Director/Asst. Executive Director-CDA Cas Ellena gave an overview. As the CDA and Pickerel parcels benefit from the improvements completed by Siracusa & Fair, it would be equitable for the Agency and Pickerel to provide compensation to Siracusa & Fair on a pro-rata share.

Agency Member Aguiar-Curry inquired about the installation of parking meters. City Manager Donlevy indicated this is not what staff is recommending.

Agency Member Fridae made a motion to approve the Reciprocal Access and Public Parking Easement Agreement between the Winters Community Development Agency; John and Melanie Pickerel; and John and Elizabeth Siracusa and Paul and Jennette Fair. Seconded by Agency Member Aguiar-Curry. Motion carried unanimously, with Agency Members Anderson and Stone absent.

Agency Member Anderson returned to the dais at this time.

3. **Authorization to Enter into Contract, at a Not to Exceed Amount of \$10,000 each, with an Economics Consulting Firm for the preparation of two Market Studies, one Commercial and one Residential, Specific to the Monticello Project**

Agency Members Anderson and Fridae both expressed a possible conflict of interest and drew straws to determine who would step down and who would remain at the dais in order to create a quorum. Agency Member Anderson remained, and Agency Member Fridae stepped down. Economic Development Director/Asst. Executive Director-CDA Cas Ellena gave an overview.

Agency Member Aguiar-Curry asked if the data collected could be used at large. Cas confirmed that the data could be used for other projects as well. Agency Member Anderson asked if the Monticello Project was committed. Cas indicated approximately 30% of the retail is committed, and the remaining 70%, comprised of office space, a restaurant, additional retail and residential space, is not committed.

Agency Member Anderson made a motion to authorize the Community Development Agency (CDA) to authorize staff to enter into contract, not to exceed a total of \$20,000, with an Economics Consulting Firm for the preparation of two Market Studies, one Commercial and one Residential, Specific to the Monticello Project. Seconded by Agency Member Aguiar-Curry. Motion carried unanimously, with Agency Members Fridae and Stone absent.

Agency Chairman Martin adjourned the meeting of the Community Development Agency at 9:10 p.m.

Mayor Fridae returned to the dais at this time.

CITY MANAGER REPORT: None

COUNCIL/STAFF COMMENTS: Council Member Anderson recently attended an Air Quality meeting and viewed a presentation regarding connector paths between Davis and Woodland. He referenced the City of Lincoln as currently having one. The Putah Creek Park Commission is making progress on their vegetation management plan.

Mayor Fridae wanted to thank Cas Ellena, Linn Myer, Dan Maguire and the Chamber and everyone else who was involved with the Harvest Market.

INFORMATION ONLY: None

EXECUTIVE SESSION: None

ADJOURNMENT: Mayor Fridae adjourned the meeting at 9:11 p.m.

Woody Fridae, MAYOR

ATTEST:

Nanci G. Mills, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE : November 6, 2007

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

FROM: Nanci G. Mills, Director of Administrative Services, City Clerk *Nami*

SUBJECT: Holiday Council Meeting Calendar

RECOMMENDATION:

That the City Council either approve the suggested dates or provide different dates for the upcoming holiday season.

BACKGROUND:

In past years the City Council has rescheduled its calendar by having only one meeting in December as to allow for the holidays. Also, January 1, 2008, is a holiday and a regularly scheduled meeting date for a City Council meeting.

Staff is suggesting the following dates:

December 18, 2007
January 15, 2008

These meeting dates will be noticed in the Winters Express. Regularly scheduled meetings on the first and third Tuesday of each month will resume on February 5, 2008.

FISCAL IMPACT:

None by this action.



**A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF WINTERS
RECOGNIZING "WORLD DIABETES DAY"**

WHEREAS, nearly twenty-one million American children and adults have diabetes, a serious disease that has no cure, and worldwide more than 246 million people suffer from diabetes and the total will increase to 350 million by 2020; and

WHEREAS, another 54 millions Americans have pre-diabetes, a condition that puts them at the highest risk for developing type 2 diabetes; and more than one third of the people with diabetes (6.2 million Americans) don't know that they have the disease; and

WHEREAS, the total direct and indirect cost to the state of California has been estimated at \$17.9 billion per year diabetes is the fifth-leading cause of death by disease in the United States; and

WHEREAS, millions of Americans lack access to the care, treatment, and education needed to manage the disease and prevent its serious and costly complications, including heart disease, stroke, kidney failure, blindness, and lower-limb amputation; and

WHEREAS, an increase in community awareness of risk factors and symptoms related to diabetes can improve the likelihood that people with diabetes will get the attention they need before developing the disease and its devastating complications; and

WHEREAS, the United Nation General Assembly has designated the current World Diabetes Day, November 14, as a United Nations Day, to be observed every year beginning in 2007; and

WHEREAS, the United Nations invites governmental and non-governmental organizations to observe World Diabetes Day in order to raise public awareness of diabetes and its related complications; and

WHEREAS, the United Nations encourages supporters of the UN Resolution on Diabetes to fight the worldwide epidemic by helping to ensure that individuals with diabetes have access to care, treatment, and education; let it therefore be

RESOLVED, THE CITY OF WINTERS City Council on behalf of the Citizens of the City of Winters hereby proclaim November 14 as World Diabetes Day in support of the UN Resolution. I encourage all Winters residents to help fight this disease and its life-threatening complications by increasing awareness of the risk factors for diabetes, making healthy lifestyle choices, and by providing care and treatment to those suffering from diabetes.

PASSED AND ADOPTED this 6th day of November, 2007.

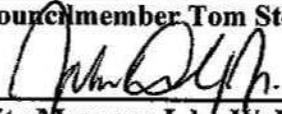
Councilmember Cecilia Aguiar-Curry

Councilmember Harold Anderson

Councilmember Michael Martin

Councilmember Tom Stone

Mayor Woody Fridae



City Manager John W. Donlevy, Jr.

City Clerk Nanci G. Mills



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: November 6, 2007
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Carol Scianna, Management Analyst *CS*
SUBJECT: Approval of Well 4 Rehabilitation and Disinfection by Kirby Pump & Mechanical in the amount of \$30,708.00

RECOMMENDATION:

Staff recommends approval of \$30,708.00 to do the Rehabilitation and Disinfection on Well 4. Kirby Pump and Mechanical will be doing the rehabilitation work. Well 4 has been off line for several months due to contamination problems.

BACKGROUND:

The pump in Well 4 was pulled recently and the well was video taped. It was found that the screens are all badly plugged. The rehabilitation will include scrubbing, bailing followed up with a disinfection procedure. Upgrading of all 5 of the City Wells has been budgeted for this year. Once the rehabilitation procedures are completed, staff will continue with the scheduled upgrades and testing required to allow the City to get the Well back on line.

FISCAL IMPACT: Estimate of costs is \$30,708.50



KIRBY'S PUMP AND MECHANICAL, INC.

■ PUMP REPAIR
 ■ INSTALLATION
 3233 FITZGERALD ROAD
 RANCHO CORDOVA, CA 95742
 TELEPHONE (916) 635-2735
 FAX (916) 635-6090
 CONTRACTOR LIC. #538234

October 19, 2007

344

City of Winters
 318 First Street
 Winters, CA 95694

Attention: Carol Scianna

Subject: City Well #4

Gentlemen,

Enclosed is the pricing for well rehabilitation at the City Well #4. The program to rehabilitate the well includes scratching and bailing the well to original depth, introducing a solution of Well Klean II and Muriatic acid, spotted at screened intervals, removing the chemicals from the well after neutralizing, placing Aqua Clear PFD in the well at screened intervals to disperse any drilling or formation muds that may have been deposited near the well screens, airlifting and swabbing to re-develop the well, and a final superchlorination to disinfect the well. The pricing to do this work follows.

1) Mob/Demob	Lump Sum	1		\$ 5,175.00
2) Bailing, Chemical placement, Swabbing	Hr	45	@ \$ 190/hr	8,550.00
3) Swab/Airlift Development	Hr	35	@ \$ 215/hr	7,525.00
4) Mixing Equipment	Day	1		345.00
5) Chemicals				
12½ % Sodium Hypochlorite	Gallon	53	@ \$ 5.50/gal	291.50
Sodium Thiosulphate	Pounds	50	@ \$ 4.50/lb	225.00
Soda Ash	Pounds	100	@ \$ 4.50/lb	450.00
Muriatic Acid	Gallon	318	@ \$ 4.00/gal	1,272.00
Aqua Clear PFD	Gallon	5	@ \$80.00/gal	400.00
Well Klean II	Gallon	45	@ \$80.00/gal	3,600.00
6) Final Disinfection	Lump Sum	1		875.00
7) Contingency				<u>2,000.00</u>
Total Estimated Cost				\$ 30,708.50

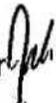
If you have any questions, contact the undersigned.

Sincerely,

 George Collier



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: November 6, 2007
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Kate Kelly, Planning Manager 
SUBJECT: LAFCO Sphere of Influence Study and Municipal Services Review

RECOMMENDATION:

Establish subcommittee to identify potential sphere of influence boundary and to coordinate with the LAFCO staff, board and their consultant on the municipal services review and sphere of influence study. The subcommittee would be comprised of two Council Members and the Planning Manager.

BACKGROUND:

LAFCO Municipal Services Review and Sphere of Influence Study

The Cortese-Knox-Hertzberg Act (California Government Code Section 56430) requires that LAFCO complete a municipal service review (MSR) to develop baseline information for updating spheres of influence (SOI). A sphere of influence is a planning tool adopted and used by LAFCO to designate the future boundary and service area for a city or special district.

The MSR must be done before or in conjunction with the SOI. The statute sets forth the form and content of the municipal service review, which must inform the Commission on the following nine issues:

1. Infrastructure needs or deficiencies
2. Growth and population projections for the affected area
3. Financing constraints and opportunities
4. Cost avoidance opportunities
5. Opportunities for rate restructuring
6. Opportunities for shared facilities
7. Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers
8. Evaluation of management efficiencies
9. Local accountability and governance

The reorganization of the Winters Fire Protection District into a newly established Winters Fire Department is a key issue to be considered by the MSR. Other issues for consideration in the MSR include provision of police, parks and recreation, water, wastewater, stormwater, and cemetery services.

In August 2007 Yolo County LAFCO circulated a request for proposal (RFP) for a consultant to prepare the City of Winters MSR and SOI study. Interviews were held with the five responding firms by the LAFCO selection committee, composed of Commissioner Chamberlain, Elizabeth Kemper, LAFCO Executive Officer, and City of Winters Planning Manager Kate Kelly. The committee was unanimous in its selection of Design, Community & Environment, Inc. (DCE) as the consultant best suited for this project. On October 22, 2007 LAFCO awarded the contract to DCE. The scope of work with schedule is in attached in Exhibit A. The report and study is expected to be completed by the first of March 2008.

Winters Strategic Planning - Sphere of Influence

The City Council and management staff gathered for two days in March of this year to develop priority items for a strategic plan. Management staff then gathered for one day in August to further refine the priorities as part of the preparation of the strategic plan for the Council's consideration. One of the highest priorities identified at these sessions was reviewing Winters SOI boundary and consideration of adjusting it to protect Winters' economic and sustainable development programs from ill-placed development at outside edge of our current Sphere. In these meetings the boundary of the expanded Sphere has generally been discussed as extending to the east side of Yolo Housing and north to County Road 31. The expansion of our Sphere is not to enable future development but instead to ensure our ability to direct development into our compact community footprint in accordance with smart growth principals and protect the viability of our downtown.

Reorganization of Winters Fire Protection District into City of Winters Fire Department

The MSR will specifically include an analysis of the proposed reorganization of the Winters Fire Protection District into a newly formed Winters Fire Department. The analysis will include a written determination for each of the following nine factors:

1. Infrastructure needs or deficiencies
2. Growth and population projections for the service area
3. Financing constraints and opportunities
4. Cost avoidance opportunities
5. Opportunities for rate restructuring
6. Opportunities for shared facilities
7. Government structure options, including advantages and disadvantages of consolidation or reorganization of service providers
8. Evaluation of management efficiencies
9. Local accountability and governance

FISCAL IMPACT:

None



CITY COUNCIL STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: November 6, 2007
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Nicholas Ponticello, City Engineer *NJP*
SUBJECT: Hemenway Street Traffic Calming Improvements for Safe Routes to School Improvements, Project No. 06-17

RECOMMENDATION: Staff recommends the City Council approve the proposed traffic calming improvements on Hemenway Street as part of the Safe Routes to School Improvements, Project No. 06-17 and authorize the City Engineer to proceed with the design and construction document preparation for the traffic calming features.

BACKGROUND: The Safe Routes to School Improvement project includes the addition of sidewalks along the Hemenway Street frontage of Winters High School and the Edwards Street frontage of Waggoner Elementary School. Without sidewalks along these sections of road, many children are left with unsafe walking routes to get to their schools. In rainy weather, the choice comes down to walking in the mud or walking in the street.

On September 19, 2006, the City Council and the Community Development Agency Board approved a project budget of \$185,000 and authorized the City engineer to proceed with the project.

In order to complete the sidewalk additions, it was determined that permanent easements had to be acquired at both sites, mostly from the Winters Joint Unified School District. The school district worked with the City and promptly dedicated the requested easements, leaving only the two residential properties which are on the easterly side of Hemenway Street to address. Unfortunately, no conventional solution could be found which was acceptable to those and other surrounding property owners and residents.

Staff held a neighborhood meeting on Hemenway Street on Wednesday, June 20th, to discuss the sidewalk installation options and needs with the neighborhood. Several issues came across as the "top" concerns of the participating residents. To summarize, those concerns are that the city should 1) avoid any significant impacts to the existing properties, including any encroachment into their current lands; 2) improve the overall safety along Hemenway; and 3) not remove any parking. The major contributor to the concern over the lack of safety is the combination of the high volumes of children who

walk in the street with the high speed of the cars on the road.

While the residents had a lot of good input, staff was not able to come to any resolve that fully satisfied them at that time. As agreed at the neighborhood meeting, City staff further investigated several other possibilities, but none of the discussed avenues yielded an acceptable solution.

However, the results of the meeting led staff to the development of the proposed addition of a complete traffic calming feature through the whole narrowed angle point in the road. To avoid negative impacts to the existing residences, the striped travel lanes and parking areas can be restriped in a narrower configuration to allow for the new sidewalk to be shifted out into existing parking area without having to remove any parking. In order to safely do so, other measures will be implemented to help reduce the vehicle speeds.

By adding another speed hump south of the narrowed roadway, upgrading the existing speed bump to a speed hump along with the associated striping and signing, the combination of those improvements with the in-street sidewalk will become an effective traffic calming feature. In addition to slowing the traffic down, the restriping eliminates the only major impact to the existing residences that would have occurred with the originally proposed sidewalk installation on the east side by allowing for the on-street parking to be retained.

The area residents have been notified in advance of this proposed change to encourage their input in this Council meeting.

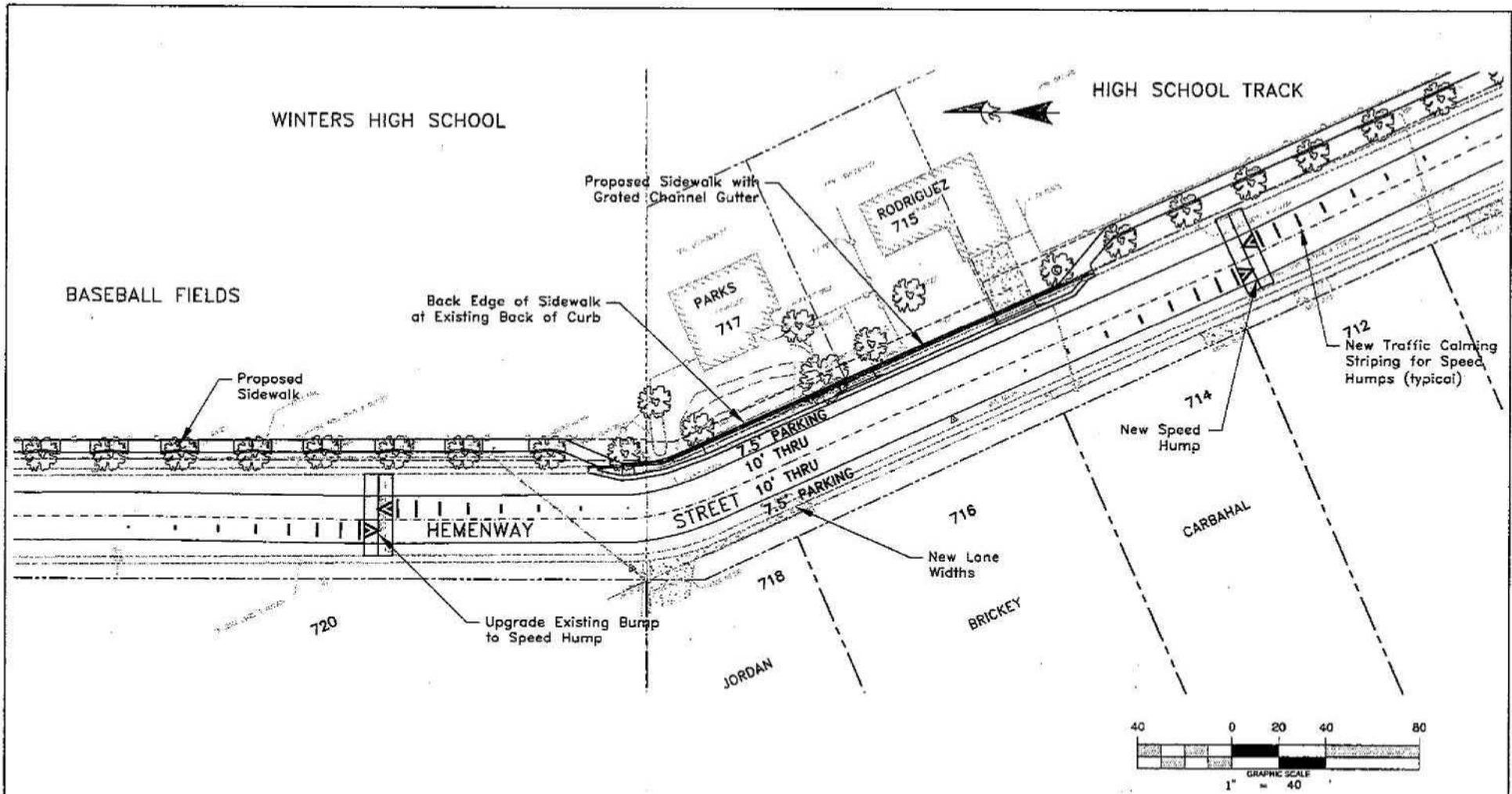
Due to the different construction specialties involved, it is likely that the speed hump and striping improvements will be contracted separately from the concrete sidewalk work to minimize the project costs.

FISCAL IMPACT: The project is funded by State funds through the Safe Routes to School (SR2S) program (\$166,500) and Transportation Development Act funds (\$64,500) for a total project budget of \$231,000.

ATTACHMENTS:

Hemenway Sidewalk and Traffic Calming Exhibit
Project Budget Sheet

Trans/SR2S CC Stf Rpt Traffic Calming Corridor UTTERBACK 6Nov07



PONTECELLO ENTERPRISES
 CONSULTING ENGINEERS
 327 College Street, Suite 105
 Woodland, CA 95695
 Phone: (530) 858-5983
 Fax: (530) 668-5893

HEMENWAY SIDEWALK & TRAFFIC CALMING
 2006 SAFE ROUTES TO SCHOOL IMPROVEMENTS
 City of Winters

DATE: SEPT 4, 2007
 BY: A. UTTERBACK
 PAGE 1 OF 1



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: November 6, 2007
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Carol Scianna, Management Analyst *CS*
SUBJECT: Approval of Necessary Upgrades at Walnut and Carter Ranch Lift Stations in the Amount of \$94,220.00

RECOMMENDATION:

Staff recommends the approval of \$94,220.00 to upgrade Walnut and Carter Ranch Lift Stations. Proposed improvements at each lift station are:

- Two new Flygt pumps
- Electrical panel improvements- VFD converters which will allow for 220 volt three phase power supply
- Installation of manual transfer switches.

These improvements have been identified as part of the spending plan from the 2007 Sewer Bond Proceeds 626-57913-640.

BACKGROUND:

Both of these lift stations have had ongoing problems with "ragging up/clogging". Several pumps have been replaced over the last three years. Proposed improvements will have 4 " inlet volutes versus the 2 1/2 " inlet volute on the existing pumps. The new opening size and the upgrade to 3 phase power will alleviate many of the ragging up/clogging problems the system has been experiencing.

Currently there is no way to connect a generator to either lift stations should there be a loss of power to the stations. The installation of a manual transfer switch will enable the City to utilize back up generators should the need arise.

The above recommended improvements include 10% in contingency funds. The costs of the new pumps are 45% less than projected.

FISCAL IMPACT: Estimate of above improvements is \$94,220.00

Layne Christensen Company

P.O. Box 1326 Zip: 95776 • 275 County Road 98 • Woodland, California 95695-8925 • Phone: (530) 662-2825 • Fax: (530) 662-2896

October 17, 2007

City of Winters
Attention: Carol Scianna
318 First Street
Winters California 95694

Layne Christensen Company is pleased to furnish the enclosed budgeting cost for the replacement of the pumps and electrical controls at the Walnut Lane and Carter sewage lift pump stations.

I understand that the existing pumps are undersized and there is a continuing problem with debris clogging the pump suction. The pumps also utilize single phase motors which, by design, are not as reliable as three phase motors.

This proposal is to replace the existing pumps with new pumps that are designed to handle larger solids and utilize three phase motors. The existing single phase panels will be removed and replaced with a new three phase controller that incorporates VFD converters. The VFD will change the incoming 220 volt single phase power to 220 volt three phase.

The new Flygt pumps, model NP-3102.090, have a 4" inlet volute versus the 2 1/2" volute on the existing units and has their "N" series impeller which is designed to handle large solids without clogging. Note these are not "shedder" type pumps that are used in some applications to completely macerate the solids. A specification sheet is enclosed with this letter.

As per your request we are including the controls, wiring and plugs to utilize your existing portable generator to operate the pumps during power outages. The manual transfer switch will be wired to normally receive power from PGE but can be switched to receive power from your generator through an outdoor rated three phase plug that is compatible with the generator outlet extension plug.

The plan is to utilize the existing plumbing, underground electrical conduit, incoming power and concrete pads whenever possible. The following procedure and budgeting cost should provide a good estimate of the total expected cost. As is typical of most reconstruction projects, I would expect there will be some unknown issues that will arise and will have to be dealt with during the project.

1. Mobilization of the materials, rigs, support equipment and preassembly.
Shop labor, estimated 10 hours @ \$63.00 \$630.00
2. Remove the existing electrical controls, wiring and concrete pad as required.
Rig and two man crew, estimated 15 hours @ \$151.00 \$2,265.00
3. Install new control panel, transfer switch, wiring and liquid level controls.
Rig and two man crew, estimated 20 hours @ \$151.00 \$3,020.00
Manual transfer switch in NEMA 3R enclosure with relay \$3,460.00
4. Furnish two new 5 hp, 240 volt, 3 phase Flygt lift pumps, panels, VFD and controls as per the specifications. \$29,936.00
Estimated freight and handling \$250.00



5. Start-up and testing

Electrician and rig, estimated 10 hours @ \$85.00

\$850.00

The total estimated budgeting cost for each lift station is \$40,411.00 plus California taxes on materials. Terms are net 30 days with a 1 ½% per month charge on past due invoices.

If you have any questions, you can contact me at 530-662-2825 or mobile 916-997-7993. The Flygt contact person is Dave Troyer at 707-422-9894 ext. 619. FYI, note that the panel and transfer switch are specified as having NEMA 3R enclosures which are powder coated mild steel. I believe the existing panels are in stainless enclosures.

Sincerely,



Richard Eberlein
Enclosures



JOHN C. WALLACE

ATTORNEY AT LAW
312A RAILROAD AVENUE
WINTERS, CA 95694

CA State Bar #63121
PHONE (530) 795-4171
FAX (530) 795-4171

MEMORANDUM

Date: October 30, 2007

To: Traci
City of Winters

FROM: John C. Wallace

RE: Council Agenda Item – November 6, 2007 Council Meeting

Dear Traci – Please place on the agenda the following item:
“Public Hearing – Acquisition/Resolution of Acceptance – the
westerly 25 feet of 106 Abbey Street, Winters”. Please place on
the agenda for both City Council and the Redevelopment
Commission.

The City of acquiring, for future expansion, the 25 foot strip
west of the Police Station/Council Chambers. The property was
appraised at \$75,000, and the City is covering escrow fees and
providing a good neighbor fence. The property is in agreement,
and the new legal descriptions have been provided. Recording of
the Deed requires adoption of a Resolution of Acceptance.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE : November 6, 2007
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Cas Ellena, Redevelopment & Economic Development Director *CE*
SUBJECT: Public Hearing and Adoption of Ordinance 2007-06 Acknowledging the Lack of an Eminent Domain Program for the Winters Community Development Project Area as Required by Senate Bill 53

RECOMMENDATION: 1) Hold Public Hearing; 2) Waive Second Reading; and 3) Adopt Ordinance 2007-06 acknowledging the lack of an eminent domain program for the Winters Community Development Project Area as required by Senate Bill 53.

Background: The State Legislature passed Senate Bill (SB) 53 during the last session, which added a new section (Section 33342.7) to the California Health & Safety Code that sets forth new requirements concerning the use of eminent domain for the acquisition of property by redevelopment agencies. Specifically, SB 53 requires redevelopment agencies to adopt an ordinance containing a description of the redevelopment agency's program to acquire real property by eminent domain for each redevelopment plan. This requirement applies to all existing redevelopment plans adopted prior to January 1, 2007, including those that do not authorize the use of eminent domain or whose eminent domain powers have expired, such as for the Winters Community Development Project Area. Once a redevelopment agency's eminent domain program is adopted, either as part of a new plan or in connection with the adopted ordinance required for existing plans, the program may be changed only by amending the redevelopment plan following the normal plan amendment process. In order to meet the requirements of SB 53, an ordinance has been prepared for the Winters Community Development Project Area (the "Project Area"). The ordinance contains the necessary "description" of the Agency's eminent domain program, which essentially is no program in that the current Redevelopment Plan for the Agency does not provide for the use of eminent domain for the acquisition of real property.

Ordinance 2007-06 was introduced on September 4, 2007.

FISCAL IMPACT: None

ATTACHMENTS: - Ordinance 2007-06

City of Winters

ORDINANCE NO. 2007-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WINTERS ACKNOWLEDGING THE LACK OF A PROGRAM TO ACQUIRE PROPERTY USING EMINENT DOMAIN WITHIN THE WINTERS COMMUNITY DEVELOPMENT PROJECT AREA BY THE WINTERS COMMUNITY DEVELOPMENT AGENCY

WHEREAS, the Winters Community Development Agency, a public body corporate and politic (the "Agency") is a redevelopment agency duly organized pursuant to Community Redevelopment Law (California Health and Safety Code Section 33000 *et seq.*), and pursuant thereto has responsibility to carry out the Redevelopment Plan for the Winters Community Development Project Area (the "Project Area"); and

WHEREAS, the Redevelopment Plan for the Project Area was adopted by the City Council of the City of Winters (the "City Council") by Ordinance No. 92-08 on July 20, 1992 (as subsequently amended by Ordinance No. 94-11 adopted on October 4, 1994, the "Redevelopment Plan"); and

WHEREAS, effective January 1, 2007, Senate Bill ("SB") 53 added Section 33342.7 to the Health and Safety Code, pursuant to which legislative bodies that adopted a final redevelopment plan prior to January 1, 2007 are required to adopt an ordinance that describes the redevelopment agency's program to acquire real property by eminent domain; and

WHEREAS, SB 53 provides that following adoption of an ordinance describing a redevelopment agency's program to acquire real property by eminent domain, such program may only be modified pursuant to an amendment of the redevelopment plan; and

WHEREAS, the Redevelopment Plan originally provided the Agency with the authority to use eminent domain to acquire property in certain limited circumstances following compliance with all requirements of law; and

WHEREAS, the Agency's authority to exercise the use eminent domain within the Project Area has expired and the Redevelopment Plan does not currently provide to the Agency the authority to exercise the use of eminent domain to acquire property;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WINTERS DOES ORDAIN AS FOLLOWS:

SECTION 1. The following is hereby adopted as the Agency's program to acquire real property by eminent domain within the Winters Community Development Project Area pursuant to Health and Safety Code Section 33342.7:

The Redevelopment Plan for the Winters Community Development Project Area does not authorize the Agency to acquire real property by eminent domain within the Project Area and therefore the Agency currently has no program to acquire real property by eminent domain within the Project Area.

SECTION 2. Severability

If any section, subsection, clause, or phrase of this Ordinance is for any reason held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or

application, and to this end the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

SECTION 3. California Environmental Quality Act ("CEQA")

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because it has no potential for resulting in physical change to the environment, either directly or indirectly.

SECTION 4. Effective Date and Publication

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in a newspaper of general circulation printed and published in Yolo County and circulated in the City of Winters, in accordance with the Government Code. This Ordinance shall take effect thirty (30) days after its adoption.

INTRODUCED and ordered posted/published this 4th day of September, 2007.

PASSED AND ADOPTED this ____ day of November, 2007, by the following vote:

- AYES: COUNCILMEMBERS
- NOES: COUNCILMEMBERS
- ABSTAIN: COUNCILMEMBERS
- ABSENT: COUNCILMEMBERS

APPROVED:

Woody Fridae, Mayor

ATTEST:

APPROVED AS TO FORM:

Nanci Mills, City Clerk

John C. Wallace, City Attorney

JOHN C. WALLACE

ATTORNEY AT LAW
312A RAILROAD AVENUE
WINTERS, CA 95694

CA State Bar #63121
PHONE (530) 795-4171
FAX (530) 795-4171

MEMORANDUM

Date: October 30, 2007

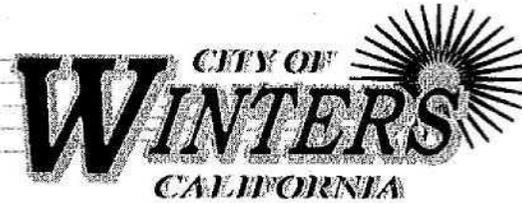
To: Traci
City of Winters

FROM: John C. Wallace

RE: Council Agenda Item – November 6, 2007 Council Meeting

Dear Traci – Please place on the agenda the following item:
“Public Hearing – Acquisition/Resolution of Acceptance – the
westerly 25 feet of 106 Abbey Street, Winters”. Please place on
the agenda for both City Council and the Redevelopment
Commission.

The City of acquiring, for future expansion, the 25 foot strip
west of the Police Station/Council Chambers. The property was
appraised at \$75,000, and the City is covering escrow fees and
providing a good neighbor fence. The property is in agreement,
and the new legal descriptions have been provided. Recording of
the Deed requires adoption of a Resolution of Acceptance.



CITY COUNCIL STAFF REPORT
November 6, 2007

TO: Honorable Mayor and Councilmembers
THROUGH: John W. Donlevy, Jr. – City Manager *[Signature]*
FROM: Dan Sokolow – Community Development Director *[Signature]*
SUBJECT: **Update on Regional Housing Needs Allocation from Sacramento Area Council of Governments.**

RECOMMENDATION: Staff recommends that the City Council receive the staff report (informational item) on the revised Regional Housing Needs Determination (RHND) issued by the California Department of Housing and Community Development (HCD) and the resulting revised Regional Housing Needs Allocation (RHNA) for the City based on the Sacramento Area Council of Governments (SACOG) adopted RHNA methodology.

BACKGROUND: Last month, AB 1259 was signed into law and it reduced SACOG's RHND from 169,476 to 118,652 housing units for the period of January 1, 2006 through June 30, 2013. As a result and for the same period, the City's total RHNA has been reduced from 577 to 403 units. The following table details the City's new RHNA by household income level and includes the previous allocation in parentheses.

TOTAL RHNA UNITS	Very Low Income	Low Income	Moderate Income	Above Moderate Income
403 (577)	96 (138)	64 (91)	68 (97)	175 (251)

The City's revised RHNA will be incorporated into its 2008 Housing Element Update.

FISCAL IMPACT: None.

SACOG/ RHND Revised CC Stf Rpt 6Nov07