



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, December 18, 2007
7:30 p.m.
AGENDA

Members of the City Council

*Woody Fridae, Mayor
Michael Martin, Mayor Pro Tempore
Harold Anderson
Cecilia 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 November 20, 2007 (pp 1-5)
- B. EARTH Project – Challenges and Opportunities for the Winters Community Related to Climate Change Issues (pp 6-7)
- C. Resolution 2007-58, A Resolution of the City Council Receiving from the Community Development Agency the Annual Redevelopment Report to Legislative Body, State Controllers Office and State Housing & Community Development Department for Fiscal Year Ending June 30, 2007 and Authorizing its Submittal (pp 8-15)
- D. Letter of support for Sacramento Area Council of Governments Community Design Grant Application (pp 16-17)
- E. Facility Use Agreement between the City of Winters and the Winters Joint Unified School District (pp 18-27)

PRESENTATIONS

Proclamation of the City Council of the City of Winters Honoring Eagle Scout Clinton Freed

Presentation of Executive P.O.S.T. (Police Officer Standard Training) Certificate to Chief of Police Bruce Muramoto

DISCUSSION ITEMS

- 1. Public Hearing and Adoption of Ordinance 2007-08 regarding the addition of Chapter 17.112 to the Winters Municipal Code to establish provisions for Commercial Condominium Conversion (pp 28-44)
- 2. Public Hearing and consideration of Street Closure and Encroachment Permit for the GBH Commercial Project. The project located at the southeast corner of East Grant Avenue (SR 128) and East Street, west of the Subway Sandwich Shop, and north of the Winters II apartment complex. APNs 003-370-28 (1.274 acres), 003-370-29 (1.01 acres), and 003-370-30 (2.238 acres). Applicant: Larry J. John and/or D. Rick Cheney. **UNDER SEPARATE COVER**
- 3. Approval of Resolution No. 2007-59 Approving, Authorizing, and Directing execution of an Amended and Restated Joint Exercise of Powers Agreement Relating to the California Statewide Communities Development Authority; and Public Hearing and Adoption of Resolution 2007-56 authorizing the issuance of tax-exempt revenue bonds by California Statewide Communities Development Authority in an aggregate

- principal amount not to exceed \$5.0 million, to assist in financing the acquisition and rehabilitation of the Almondwood Apartments (pp 45-80)
4. Public Hearing and First Reading of Ordinance 2008-01, an Ordinance of the City of Winters, Eliminating the Existing Time Limit on Incurring Debt and Amending Certain Time Limitations with Respect to the Redevelopment Plan for the Winters Community Development Agency Project Area and Approval of Resolution 2007-57, a Resolution of the City Council of the City of Winters, Electing to Receive a Portion of the Tax Increments Pursuant to Health and Safety Code Sections 33607.7 and 33607.5 (pp 81-88)
 5. Public Hearing and consideration of the Casitas at Winters Tentative Subdivision Map. The project is a proposed rezoning and subdivision of 1.2742 acres to create 5 lots at a location on the north side of West Grant Avenue (SR 128) and east of the Tomat's restaurant (1123 West Grant). APNs 003-450-15 (0.551 acres), 003-450-16 (0.4591 acres), and 003-450-17 (0.2641 acres). Applicant: Mark R. Power. Entitlements include Rezoning from Neighborhood Commercial (C-1) to Neighborhood Commercial Planned Development Overlay (C-1 PD), Planned Development Permit for PD Overlay, and Tentative Subdivision Map (pp 89-118)
 6. Public Hearing and first reading of Ordinance No. 2008-02 to adopt selected provisions of Title 15 (Buildings and Construction) of the Winters Municipal Code and to adopt amendments and appendixes to the California Building Codes (pp 119) (**Ordinance under Separate Cover**)
 7. County Development Impact Fees (pp 120-128)
 8. Revised Project Budget Sheet for the 2007/08 Water and Sewer Improvements, Project No. 08-01 (pp 129-132)
 9. Introduction and First Reading of Ordinance 2008-04, an Ordinance of the City Council of the City of Winters, California, adding Chapter 2.68 to Title 2 of the Winters Municipal Code Regarding Claims Against the City (pp 133-135)
 10. Fiscal Year 2007-08 Budget Financial Adjustments (pp 136-137)
 11. Continued Public Hearing and consideration of Master Plan for Sports Park Facility and consideration of Master Plan for Linear Park (pp 138-154)
 12. Presentation of building, planning, and public works/engineering fees project (pp 155-167)
 13. Approval of Vegetation Management Plan for the Winters Putah Creek Nature Park as presented by Winters Putah Creek Committee (pp 168-194)

COMMUNITY DEVELOPMENT AGENCY

CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Agency support and may be enacted by the Community Development Agency in one motion in the form listed below. There will be no separate discussion of these items. However, before the Community Development Agency votes on the motion to adopt, members of the Community Development Agency, 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.

1. Resolution No. 2007-64 of the Community Development Agency Submitting the Annual Redevelopment Report to Legislative Body, State Controllers Office and State Housing & Community Development Department for Fiscal Year Ending June 30, 2007 to the City Council (pp 195-231)

DISCUSSION ITEMS

1. Direction Regarding Housing Funding Priorities (pp 232-234)
2. Authorization to enter into professional services contract with PMC to prepare a hybrid Form Based Code for the Downtown Master Plan area (pp 235-252)

CITY MANAGER REPORT

COUNCIL/STAFF COMMENTS

INFORMATION ONLY

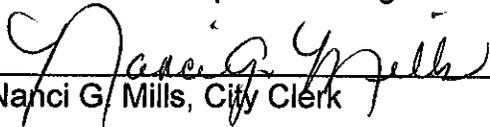
1. Treasurer Report for October 2007 (pp 253-259)
2. Investment Report for October 2007 (pp 260-261)

EXECUTIVE SESSION

1. Real Property Negotiation of the Community Development Agency regarding Karen Ogando, proposed transferee - City of Winters Railroad Avenue property (east side, between Main and Abbey Streets), California Government Code Section 54956.8.

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the December 18, 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 December 13, 2007, and made available to the public during normal business hours.



Nanci G. Mills, City Clerk

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Wednesday at 10:00 a.m.

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