



*****AMENDED**

*****AMENDED**

Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, April 1, 2008
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 a Special City Council Meeting held on March 11, 2008, and the Minutes of a Regular Meeting of the Winters City Council held on March 18, 2008 (pp 1-8)
- B. Final Acceptance – State Route 128 & I-505 Northbound Ramp Signal Project No. 05-02 (pp 9)
- C. Application for Youth Day Parade Permit, Request for Youth Day Street Closure, and Request for Donation of \$2,500 on an Annual Basis (pp 10-12)
- D. Proclamation Declaring April 13 – April 19, 2008 as “The Week of the Young Child,” requested by the Yolo County Child Care Planning Council (pp 13-14)
- E. Adopt Resolution 2008-10, Declaring Public Nuisance on Specified Parcels (pp 15-28)
- F. Hispanic Advisory Committee Information Meeting Results (pp 29-30) (Pages 31-38 removed)
- G. Solar Power Purchase Agreement (pp 39-42)
- H. Adopt Resolution 2008-11, Committing CDBG Program Income to the Almondwood Apartment Acquisition and Rehabilitation Project (pp 43-44) (Pages 45-52 removed)

PRESENTATIONS

Proclamation to YCCA Representative Declaring April 2008 as Child Abuse Prevention Month (pp 53)

DISCUSSION ITEMS

1. Public Hearing and Second Reading of Ordinance 2008-06, Amending Chapter 2 of the Winters Municipal Code to Authorize Compensation for Planning Commissioners (pp 54-55)
2. Continued Public Hearing for the Community Development Block Grant (CDBG) Program; Approve Resolution 2008-14, Approving an Application for Funding and Contract Execution and Any Amendments Thereto From the General Allocation of the State Community Development Block Grant Program; Direct Staff to Begin Negotiations with Central Valley Coalition for Affordable Housing (pp 56-65)

COMMUNITY DEVELOPMENT AGENCY

1. Expanded Scope of Work, Project Cost and Phasing for Downtown Streetscape Improvement Project – Phases I and 2 (pp 66-76)
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CITY MANAGER REPORT

COUNCIL/STAFF COMMENTS

INFORMATION ONLY

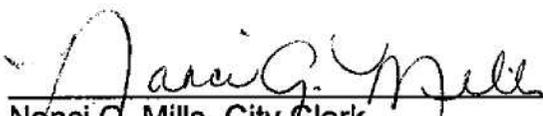
EXECUTIVE SESSION:

Meeting with City Manager to Discuss City Manager Evaluation Pursuant to Section 54957 of the Government Code

- *** **Conference with Real Property Negotiator, John W. Donlevy, Jr., City Manager, regarding APN#038-070-28; APN#038070-29; APN#038-070-30; APN#038-070-31; APN#038-070-32; APN#038-070-12; and APN#038-070-35.**

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the April 1, 2008, 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 March 26, 2008 and made available to the public during normal business hours.



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.

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Winters City Council Agenda
Meeting of April 1, 2008

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.

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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

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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 Winters City Council Special Meeting
Held on Tuesday, March 11, 2008

Mayor Fridae called the meeting to order at 6:00 p.m.

Present were: Council Members Aguiar-Curry, Anderson, Martin, Stone, and Mayor Fridae. Also present were City Manager Donlevy, City Attorney Wallace, Director of Financial Management Gunby and City Clerk Mills.

Approval of Agenda: City Manager Donlevy requested that Item #4 be moved to Item #1, Item #1 to Item #2, Item #2 to Item #3, and Item #3 to Item #4.

PUBLIC COMMENTS: None

CONSENT CALENDAR

PRESENTATIONS

DISCUSSION ITEMS

1. Review Utility Users Tax (Moved from Item #4)

ORDINANCE NO. 2008-07, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WINTERS ADDING CHAPTER 3.22 TO TITLE 3 OF THE WINTERS MUNICIPAL CODE WITH RESPECT TO THE UTILITY USER'S TAX REDUCTION AND MODERNIZATION ACT AND AMENDING SECTIONS 3.22.050 AND 3.22.060 OF SAID CODE REDUCING THE ELECTRICITY USERS TAX AND THE GAS USERS TAX

City Manager Donlevy gave an overview of the Staff Report, which was an informational report meant to accompany the recommended revisions to Resolutions 2008-02, 2008-05, Ordinance 2008-07, and Impartial Analysis, or Discussion Items 1-4.

Council Member Anderson requested that "Mayor and Common Council" be removed throughout all documents and replaced with "City Council." Council Member Anderson, as well as Council Member Martin agreed with the 4.75% rate. Council Member Aguiar-Curry inquired whether it could be lower? The lowest possible rate would be 4.58%. Council Member Stone suggested keeping the tax at a round figure, ie: 4.5%, 4.75% or 5%. Mayor Fridae spoke in favor of the 4.75% rate, which would be financially conservative.

Council Member Anderson made a motion to adopt amended Resolutions 2008-02 and 2008-05, and to adopt Ordinance 2008-07, and to place on the upcoming June 3rd, 2008 ballot a 4.75% Utility Users Tax, with a \$300 per household cap. Seconded by Council Member Martin. Motion carried with the following roll call vote:

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

2. Review Resolution 2008-02 (Moved from Item #1)

RESOLUTION NO. 2008-02, A RESOLUTION OF THE CITY OF WINTERS SUBMITTING TO THE QUALIFIED ELECTORS OF SAID CITY FOR THEIR APPROVAL THE "UTILITY USER'S TAX REDUCTION AND MODERNIZATION ACT"; TRANSMISSION OF THE PROPOSED BALLOT MEASURE TO THE OFFICE OF THE CITY ATTORNEY FOR PURPOSES OF PREPARATION OF AN IMPARTIAL ANALYSIS.

This item was adopted

3. Review Resolution 2008-05 (Moved from Item #2)

RESOLUTION NO. 2008-05, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS CALLING AN ELECTION FOR JUNE 3, 2008, REQUESTING THE COUNT OF YOLO TO CONSOLIDATE THE ELECTION WITH THE STATEWIDE PRIMARY ELECTION; CALLING FOR THE ELECTION OF CITY COUNCIL MEMBERS FOR TWO VACANT POSITIONS; AND PLACING THE "UTILITY USER'S TAX REDUCTION AND MODERNIZATION ACT" ON THE BALLOT; DIRECTION TO THE CITY CLERK TO TRANSMIT A COPY TO THE BOARD OF SUPERVISORS OF THE COUNTY OF YOLO AND TO FILE A COPY WITH THE REGISTRAR OF VOTERS

4. Review Impartial Analysis (Moved from Item #3)

Discussion Items #2, #3 and #4 were discussed in conjunction with Item #1, were approved in the motion put forth by Council Member Anderson and seconded by Council Member Martin.

COMMUNITY DEVELOPMENT AGENCY

CITY MANAGER REPORT: None

COUNCIL/STAFF COMMENTS: None

INFORMATION ONLY: None

EXECUTIVE SESSION: None

ADJOURNMENT

The meeting was adjourned at 6:45 p.m.

Woody Fridae, Mayor

ATTEST:

Nanci G. Mills, City Clerk



Minutes of the Winters City Council Meeting
Held on Tuesday, March 18, 2008

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

Those present were: Council Members Cecilia Aguiar-Curry, Harold Anderson, Michael Martin, Tom Stone and Mayor Woody Fridae. Also present were City Manager John Donlevy, City Attorney John Wallace, Management Analyst Carol Scianna, Housing Programs Manager Dan Maguire, After School Program Coordinator Nancy Gonnella, Economic Development Director/Asst. Executive Director-CDA Cas Ellena, Planning Manager Kate Kelly and City Clerk Nanci Mills.

The Pledge of Allegiance was led by Justin Hyer.

Approval of Agenda: City Manager Donlevy requested that City Council Discussion Item #4 and CDA Item #3 be tabled. He also requested that City Council Discussion Item #5 become City Council Consent Item D. City Manager Donlevy recommended that the City Council and CDA jointly convene to hear CDA Items #1 & #2 with City Council Consent Items A-D

Council Member Aguiar-Curry made a motion to approve the agenda with the above referenced changes. Seconded by Council Member Martin. Motion carried unanimously.

PUBLIC COMMENTS: None

Agency Director Michael Martin convened the meeting of the Community Development Agency at 7:35 p.m.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council held on March 4, 2008
- B. Request for Street Closure by Vallejo HOG (Harley Owners Group) for their 16th Annual Vernal Equinox Ride – Main Street between Railroad Avenue and First Street on Sunday, March 30, 2008
- C. Proclamation of the City Council of the City of Winters Recognizing "National Agriculture Week", March 16th to March 22nd, 2008
- D. Continuation of Public Hearing for the Community Development Block Grant Program **(Moved from Discussion Item #5)**

City Manager Donlevy gave an overview of City Council Consent Items A-D and CDA Items #1 & #2.

Council Member Stone made a motion to approve the amended consent calendar. Motion seconded by Council Member Anderson. Motion carried unanimously.

PRESENTATIONS

Proclamation to be presented to Winters Resident Renato Alberto Massei

The Proclamation was not discussed, but was given to Charley Wallace to be given to Mr. Massei at his surprise birthday party at a later date.

Proclamations to be presented to the 2008 Winters High School Academic Decathlon Team Members Krista Blandin, Andrew Fridae, Ryan Hofstrand, Justin Hyer, T.J. Johnson, Andreina Prado, Derek Riley, Arilene Ruiz, and Savanna Waldron

Mayor Fridae presented Proclamations to the Academic Decathlon team members and congratulated them on their hard work and success.

Certificate of Appreciation to Dennis Kilkenny, who has served on the Winters Putah Creek Committee as a representative of the Lower Putah Creek Coordinating Committee

Mayor Fridae presented a Certificate of Appreciation to Dennis Kilkenny for his hard work and dedication while being a member of the Winters Putah Creek Committee.

Rich Marovich, Streamkeeper, will be giving a presentation regarding planting along Dry Creek.

Rich Marovich gave a power point presentation, which reflected the efforts to stabilize the creek banks, how the diversion rock formations were built, and the planting of native grasses to prevent further erosion.

Update on After School Program

After School Program Coordinator Nancy Gonnella gave an overview of the grant-funded program and introduced her Site Coordinators: Amy Karaica, Waggoner Elementary, which accommodates 61 students and 7 staff members; Sasha Anderson, Shirley Rominger Intermediate School, which accommodates

43 students and 3 staff members, and Victoria Mosier, Winters Middle School, which accommodates 25 students.

DISCUSSION ITEMS

1. Acceptance for Review Winters Nature Park Master Plan

City Manager Donlevy advised the Council that the Master Plan being presented tonight was a draft of the 2008 conceptual master plan meant to update the City Council, give Council members the opportunity to offer input and decide whether to accept the draft. Cheryl Sullivan of Cunningham Engineering gave an overview of the 2008 Conceptual Master Plan.

Joe Castro, 104 Third Street, attended the meeting on behalf of WPCC Chairman Dave Springer, who said a lot of hard work had gone into the Nature Park Master Plan, and that two public meetings had been held to obtain input from Winters residents. Although some residents had requested a "swimming hole", he indicated that this verbiage had been omitted from the Master Plan.

Council Member Stone made a motion to send the conceptual Master Plan to staff to initiate the CEQA review process and to remove the last reference dealing with a "swimming hole" due to liability issues. He commended them for their hard work and thinks it's a great plan, as does Council Member Aguiar-Curry. Seconded by Council Member Anderson. Motion carried unanimously.

2. Proposition 1B and TDA Pavement Maintenance

City Manager Donlevy gave an overview, indicating the City will receive \$400,000 of Proposition 1B funding for slurry seal maintenance, which will serve as preventative maintenance on seven miles of streets in five areas of Winters. This item will come back to Council as a Resolution after bids have been received. Council Member Anderson asked about Pavement Management System and why nothing has been heard about it recently. City Manager Donlevy indicated this was due to lack of available City funds. Council Member Martin asked how much it might cost to bring all the streets in Winters up to standard and City Manager Donlevy responded \$20 million. This item will come back on the April 1st City Council agenda.

3. Solano County City Water Users

City Attorney Wallace gave an overview. With the new car bridge in the works, now would be a good time to discuss whether the City of Winters wants to continue providing water to residents on the south side of Putah Creek, which is

beyond City limits and technically in Solano County. Staff is to follow up by holding one or two public hearings, receive feedback and set policy.

4. **Request to Provide Full Funding for the Golden Capital Network Venture Communities Program and Request for Funding to Co-Host the New California Event at the Mondavi Center**

This item was tabled.

5. **Continuation of Public Hearing for the Community Development Block Grant)**

This item was moved to Consent Item D.

COMMUNITY DEVELOPMENT AGENCY

1. **Consultant Services Agreement with NeighborWorks HomeOwnership Center for Homebuyer Education and Foreclosure Seminar Services**

This item was heard with the City Council consent calendar and was approved unanimously.

2. **Agreement with Economic & Planning Systems for preparation of the City's 2006 – 2013 Housing Element Update**

This item was heard with the City Council consent calendar and was approved unanimously.

3. **Request to Provide Full Funding for the Golden Capital Network Venture Communities Program and Request for Funding to Co-Host the New California Event at the Mondavi Center**

This item was tabled.

CITY MANAGER REPORT: City Manager Donlevy reported that Public Works Employee Kirk Sanders passed away on March 17, 2008 and requested that the City Council adjourn the meeting in his memory.

COUNCIL/STAFF COMMENTS: Council Member Anderson reported that on 3/26/08 @ 6:30 p.m., local television stations will have a "blackout" and will air "Crystal Darkness", a documentary about methamphetamines and their impact on our communities. He also indicated the Water Resources Association would like participation from our elected officials. Their next meeting will be held on April 28th at 3:00 p.m. in West Sacramento. Council Member Anderson recently attended the Local Government Commission conference, which was one of the best he's attended.

Council Member Aguiar-Curry reminded everyone of the Farm Bureau breakfast to be held on Friday, March 21.

Mayor Fridae inquired about the search from Hispanic Advisory Committee members. City Manager Donlevy indicated staff members Dawn Van Dyke and Mary Jo Rodolfa were assisting with advertising. The search will conclude in April and interviews will be scheduled.

INFORMATION ONLY

EXECUTIVE SESSION:

Meeting with City Manager to Discuss City Manager Evaluation
Pursuant to Section 54957 of the Government Code

ADJOURNMENT

Mayor Fridae adjourned the meeting to Executive Session at 9:40 p.m. and concluded the meeting in memory of Kirk Sanders.

Woody Fridae, Mayor

ATTEST:

Nanci G. Mills, City Clerk



STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: October 2, 2007
THROUGH: John W. Donlevy, Jr., City Manager *JD*
FROM: Nick Ponticello, City Engineer
SUBJECT: State Route 128 and I-505 Northbound Ramp Signal, Project No. 05-02

RECOMMENDATION: Staff recommends the City Council accept the State Route 128 and I-505 Northbound Ramp Signal, Project No. 05-02 as complete and direct the City Clerk to file a Notice of Completion.

BACKGROUND: On July 17, 2007, City Council awarded a contract to Vintage Paving for the installation of a new traffic signal at the northbound off-ramp of I-505 at Grant Avenue (State Rte. 128). The signal was identified as a key mitigation requirement for traffic impacts from current proposed developments.

The project is complete and ready for acceptance.

ALTERNATIVES: None recommended by staff.

FISCAL IMPACT: The final construction amount is \$369,732, which is under the authorized amount of \$387,616. The project was funded with Street Impact Funds (411).



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: March 25, 2008
THROUGH: John W. Donlevy, Jr., City Manager *JD*
FROM: Nanci G. Mills, Director of Administrative Services/City Clerk
SUBJECT: Application for Youth Day Parade Permit, Request for Youth Day Street Closure, and Request for Annual Donation of \$2,500

RECOMMENDATION:

Approve the Application for Youth Day Parade Permit, Request for Youth Day Street Closure, and Approve \$2,500.00 donation request on an annual basis.

BACKGROUND:

In years past, the City Council has given \$2,000.00 to help support the Youth Day festivities.

FISCAL IMPACT:

\$2,500.00

APPLICATION FOR PARADE PERMIT

NOTE: To be submitted _____ days prior to the event.

NOTE: If amplification system is to be used a separate permit is required.

DATE OF APPLICATION: MARCH 19, 2008

NAME OF ORGANIZATION: Winters Youth Day

ADDRESS: P.O. Box 807, Winters, CA 95694 TELEPHONE # 530 795-2091

PURPOSE OF PARADE: 72nd Annual Winters Youth Day Celebration

TYPE OF CONVEYENCE: Cars, horses, walking

NUMBER OF PERSONS OR ENTRIES ENROLLED Approx. 100 Entries

TYPE OF SAFETY MEASURES PROVIDED: Parade Marshals, barricades, cones
Road Closure signs, police patrols (street closure: 7AM - 5PM Main St between Haven + 4th and 4th between Abbey + Main)

CITY SERVICES REQUIRED: Barricades, Cones, 2 sets of Stairs from Corp. Yard
Extra police patrols, Road closed Signs (4)

DATE & TIME OF PARADE: Saturday April 26, 2008 at 10AM Streets closed from 7AM - 5PM around park only

PROVIDE MAP OF PARADE ROUTE.

DATE: 3/19/08 C.C. _____

SIGNATURE OF AUTHORIZED APPLICANT: Michael J. Sebastian Parade Chairman

FIRE CHIEF: [Signature] POLICE CHIEF: [Signature]

APPROVED BY CITY COUNCIL: _____

DATE: _____ BY: _____

DENIED BY CITY COUNCIL:

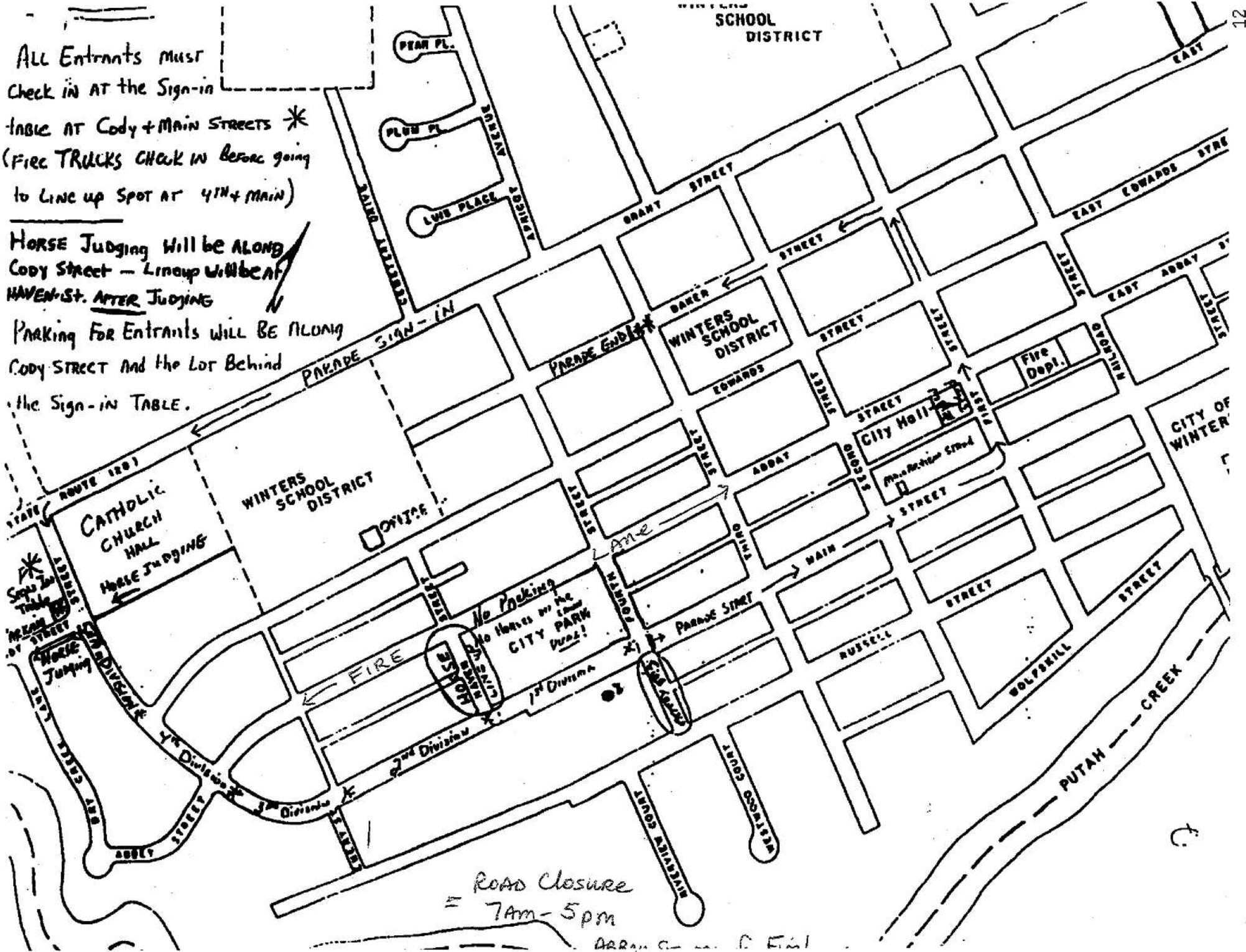
DATE: _____ BY: _____

REASON(S) FOR DENIAL: _____

All Entrants must
 check in at the Sign-in
 table at Cody + Main Streets *
 (Fire Trucks check in before going
 to line up spot at 4th + Main)

Horse Judging will be along
 Cody Street - Lineup will be at
 Haven St. After Judging

Parking for Entrants will be along
 Cody Street and the lot behind
 the Sign-in Table.



Road Closure
 7am - 5pm

ARRANGED BY C. F. FINE



**A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF WINTERS
DECLARING APRIL 13 – APRIL 19, 2008 THE WEEK OF THE YOUNG CHILD**

WHEREAS, April 13th through April 19th, 2008 is National Week of the Young Child, where communities across America focus attention on the needs of young children and families; and

WHEREAS, the Week of the Young Child is a time to recognize that children's opportunities are our responsibilities, and to recommit ourselves to ensuring that each and every child experiences the type of early environment – at home, at child care, at school and in the community – that will promote their early learning and healthy development; and

WHEREAS, this year's theme for Week of the Young child is **Bring Communities Together for Children- Children Bring Communities Together**; and

WHEREAS, the Yolo County Child Care Planning Council is charged with the responsibility to promote the celebration of the children in Yolo County during the Week of the Young Child; and

WHEREAS, quality early childhood programs are critical in the positive development of a child's intellect and self-esteem, and help to reduce the number of children at risk; and

WHEREAS, the responsibility for children's services is a partnership, shared with families, elected leaders, community groups, preschools and child care providers; and

WHEREAS, the need for quality child care and children's services continue to increase dramatically; and

WHEREAS, the City of Winters is involved with the promotion of quality life experiences for children and families and the development of the future leaders of this community;

THEREFORE, I, Woody Fridae, Mayor of the City of Winters, on behalf of the Winters City Council, do hereby designate the week of April 13th through April 19th, 2008 as

"The Week of the Young Child"

And, on behalf of the City of Winters, I would like to thank all the child care providers, the government officials who support programs for children, and the many public and private agencies which provide services to children throughout our community.

PASSED AND ADOPTED, this 1st day of April, 2008.

Councilmember Harold Anderson

Councilmember Michael Martin

Mayor Woody Fridae

Councilmember Cecilia Aguiar-Curry

Councilmember Tom Stone

City Manager John W. Donlevy, Jr.

ATTEST: City Clerk Nanci G. Mills

March 21, 2008

Dear Winters City Councilmembers,

The Week of the Young Child is being celebrated this year from April 13th through April 19th. The Yolo County Child Care Planning Council is taking this opportunity to recognize government officials, child care providers and the many private and public agencies that are committed to high quality child care and early childhood education.

The Yolo County Child Care Planning Council has placed a high priority on the celebration of Yolo County's most precious residents, and has several exciting opportunities for children and families during the Week of the Young Child.

- ❖ "You're a Good Man, Charlie Brown" will be performed by Studio 301, a UC Davis theatrical student group, in Woodland, Davis, and West Sacramento at no cost to families during the month of April, to kick off the Week of the Young Child celebrations.
- ❖ Child Care providers are being encouraged to celebrate the children in their centers, and show extra appreciation for the important work of their center's employees.
- ❖ The Planning Council will be participating in the Yolo County Child Development Conference hosted by the City of Davis Child Care Services Resource and Referral program on April 26th.
- ❖ The Planning Council will develop a Calendar of Events for the Week of the Young Child, and submit with an article about Week of the Young Child to the local newspapers for media coverage.
- ❖ Proclamations have been requested from four of Yolo County's City Councils: Winters, Woodland, West Sacramento, and Davis, as well as the Yolo County Board of Supervisors.

On behalf of the Child Care Planning council, let us thank you for taking the time to recognize all the people, programs and agencies that provide quality services to children and families throughout the Winters community. We would also like to thank you for your dedication to the future of Yolo County and the children that will grow to be our future leaders.

I have attached the copy of the proclamation which the Yolo County Child Care Planning Council would like you to consider for approval at the April 1st, 2008 City Council Meeting.

Sincerely,

Sonja Tollefsen
Sonja Tollefsen, Member at Large
Yolo County Child Care Planning Council
Yolo Crisis Nursery Program Manager



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE : April 1, 2008
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Nanci G. Mills, Director of Administrative Services, City Clerk
SUBJECT: Resolution 2008-10, Declaring Weeds and Rubbish on Certain Lots and
Parcels within the City of Winters to be a Public Nuisance and Ordering
the Institution of Proceedings to Abate said Public Nuisances

RECOMMENDATION:

Approve Resolution 2008-10, a Resolution Declaring Weeds and Rubbish on Certain Lots and Parcels within the City of Winters to be a Public Nuisance and Ordering the Institution of Proceedings to Abate said Public Nuisances.

BACKGROUND:

Each year at this time the Winters Fire Department surveys parcels for which weeds or rubbish, or both, have been observed.

A public hearing will need to be held by the Council on April 15, 2008 at 7:30 p.m. for the purpose of hearing and considering all objections to the proposed removal of the weeds, rubbish, and refuse from the parcels described in Exhibit A.

FISCAL IMPACT:

None by this action.

Resolution No. 2008-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
DECLARING WEEDS AND RUBBISH ON CERTAIN LOTS AND PARCELS
WITHIN THE CITY OF WINTERS TO BE A PUBLIC NUISANCE AND
ORDERING THE INSTITUTION OF PROCEEDINGS
TO ABATE SAID PUBLIC NUISANCES**

WHEREAS, Title 4, Division 3, Part 2, Chapter 13, Article 2 of the Government Code, commencing with section 39560 (herein "Weed Abatement Law"). Provides the City Council with an alternative procedure which it may use for the abatement of weed and rubbish on lots and parcels within the City as public nuisances, and

WHEREAS, The City Council desires to utilize the procedures provided in the weed abatement law as a means of abating certain public nuisance conditions located throughout the City consisting of weeds and rubbish on lots and parcels within the City, and

WHEREAS, The Winters Fire District has presented the City Council with a list describing by street name and assessor's parcel number the lots and parcels within the City upon which weeds or rubbish, or both have been observed; and

WHEREAS, The City Council desires to abate weeds growing on said lots as seasonal and recurrent nuisances as provided in Section 39562.1 of the Weed Abatement Law;

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WINTERS AS
FOLLOWS:**

1. That all weeds growing upon the streets, sidewalks and private property and all rubbish and refuse upon parkways, sidewalks and private property within the City are hereby declared to be, a public nuisances subject to abatement as provided in the weed abatement Law and this resolution.
2. That all weeds growing upon streets, sidewalks and private property within the City are also declared to be a seasonal and recurrent nuisance subject to abatement as provided in Section 39562.1 of the weed Abatement Law.
3. That the location of each such lot and parcel upon which a public nuisance has been observed to presently exist, listed by street upon which it fronts and Yolo County Assessor's parcel number, is set forth in Exhibit "A" attached hereto and incorporated herein by reference.

4. That the Fire Chief or his Representative of the Winters Fire District is hereby designated to be the "superintendent" as defined in Section 39560 of the Weed Abatement Law. For purposes of performing the duties imposed by said law within the City. Except that, the City Manager will be responsible for filing all liens and signature approval of the abatement contractor.
5. That a public hearing is hereby set before the City Council to be held at 7:30 P.M. on April 15, 2008 at the City Council Chambers, City Hall 318 First Street, Winters Ca. For the purposes of hearing and considering all objections to the proposed removal of the weeds, rubbish and refuse from the parcels described in Exhibit "A".
6. That the Winters Fire District is hereby directed to give mailed notice of said hearing to all persons owning property described in Exhibit "A" as provided in Section 39567.1 of the Weed Abatement Law. Said mailed notice to be in the form provided for in the Weed Abatement Law for such notice. Said notice shall state that weeds are seasonal and recurrent nuisances as provided in Section 39562.1 of the Weed Abatement Law.
7. The Fire Chief or his representative is hereby authorized and directed to seek informal competitive bids for the performance of said abatement work on lots and parcels through the city and to present to the City Manager for consideration following the conclusion of the public hearing described above. The City Council finds and determines that said work of removing weeds and rubbish as provided in the Weed Abatement Law constitutes on professional services to the City.

PASSED AND ADOPTED THIS 1st DAY OF April 2008 BY THE FOLLOWING VOTE:

**AYES:
NOES:
ABSTAIN:
ABSENT:**

Woody Fridae, **MAYOR**

ATTEST:

Nanci G. Mills, **CITY CLERK**

Date: April 14, 2008

To: _____

From: Winters Fire Department

Subject: Request for Proposal – City of Winters Weed Abatement 2008.

The City of Winters invites you to submit a proposal for weed abatement.

This letter comprises the formal Request for Proposal (RFP) for the project. Responses to the RFP should be submitted in accordance with the instructions stated herein.

Point of Contact

All proposals relating to this RFP shall be submitted to:

Winters Fire Department by April 30, 2008 16:00hr

10 Abbey Street

Winters Calif. 95694

ATT: Fire Prevention

(530) 795-4131

Criteria for Contractor

The work included in this contract shall consist of furnishing all labor, equipment, and records for abating weeds, noxious vegetation and removing debris from private property within the City of Winters. The

abatement of weeds and noxious vegetation shall be accomplished by disking, mowing or other means as specified in the Winters Fire Departments polices regarding the "Abatement of Weeds" or by other methods approved by the Winters Fire Department. The Contractor shall be knowledgeable of the polices regarding Weed abatement as set forth in the Winters Fire Department policies regarding the Abatement of Weeds. Abatement of lots will not start until the Chief or his representative and the contractor has reviewed the parcel for work to be conducted. The contractor shall contact the Chief or his representative at the conclusion of work on the parcel to review the finished parcel. The Contractor shall work under the direct supervision of the Chief or his representative. Any discrepancies related to weed abatement shall be decided by the Chief or his representative and shall be final up to and including termination of this contract for improper work or inadequate equipment to complete the contracts requirements. If the contract is terminated than the next closest bidder will be awarded the contract. The contractor shall have a form of communication so that the contractor can contact the fire department immediately should an unforeseen event occur on a job site. The contractor will provide proof of liability insurance and workman's com. Insurance (where applicable) in amounts approved by the city manager and the Fire Chief. The contractor will not mow on any day when high winds or low humidity is present. This condition will be decided by the Chief or his / her representative on a day-by-day basis. The contractor will not drive or place any heavy load on any City sidewalk. It will be the responsibility of the contractor to acquire a City of Winters Business license prior to starting work.

SCOPE OF WORK

The listing of lots or parcels that may require to be abated within the City of Winters will be available from the Fire Department as set by the 2008 weed abatement time line. The contractor shall begin the abatement of parcels not meeting the standard within five (5) days of notification by the Winters Fire Department. The contractor shall complete weed abatement by dates prescribed by the "Weed Abatement Time line." or as arranged by the Fire Department. This date could be as late as ten days after the dead line. A one-time extension that is not to exceed ten days may be granted by the Chief. Persons requesting an extension shall make a written request for the extension stating the reason for such extension. There will be a spring and fall abatement dead line as set by the weed abatement time line for the contractor to abate designated parcels.

Contractors Schedule for weed abatement 2008

1. Contractor to begin first weed abatement May 26, 2008
2. Contractor to finish first weed abatement June 13, 2008
3. Contractor to submit first billing for weed abatement by June 16, 2008
4. Contractor to begin second weed abatement July 16, 2008
5. Contractor to finish second abatement July 28, 2008
6. Contractor to submit second billing for weed abatement by August 6, 2008

Records

Accurate records shall be maintained that shows date, time, address, parcel number, work performed, and cost. Photographs shall be taken on the day of abatement, before and after, showing lot with addresses or parcel number. Film shall be provided by the contractor and should be included on the proposal sheet. Payment for work will be based on abatement forms and processed photos. All records will be turned into the Fire Prevention Officer, Winters Fire Department.

Debris

“Debris” – defined as foreign material on a lot such as woodpiles, concrete, wires, metal, trash, etc. shall be identified by the department and removed on a case by case basis.

Debris shall be removed if:

1. It endangers adjacent fences, structures, or public safety due to its location. Or if the debris is creating a health or fire hazard.
2. It prevents the contractor from performing the required weed abatement due to the quantity or location.

Where minor amounts of debris are present and can be worked around without sacrificing the above basic intent, it shall be left in place.

Time required to accomplish debris removal shall be recorded.

Clean-up & Damages

The contractor shall not allow the sidewalk or street fronting or adjacent to the property to become littered with waste materials, but shall maintain the same in a neat and orderly condition. Clean-up work shall be completed prior to leaving each job site.

Any property damage incurred by the contractor shall be repaired at the contractor's expense.

All waste material is to be disposed of at an approved landfill. Landfill cost falls under debris removal.

STANDARD SPECIFICATIONS FOR ABATEMENT OF WEEDS

To be considered for weed abatement, vegetation shall be taller than six inches or identified for abatement by the Chief or his representative.

Disking / Rotor tilling

- Any parcels that are disked must be disked so that no combustible vegetation or debris is left on the top surface or to the Chiefs approval.
- Shall not be used when lots have been leveled or planed for building construction.
- All bordering fences and property lines shall be cut and cleared of any vegetation including sidewalks and mow strips fronting the parcel.

Mowing/Flail Mowing

- Weeds shall be cut to two approximately 2 inches or shorter or to the Chiefs approval.
- If large amount of debris is left over from mowing, it must be removed from the premises.
- All bordering fences and property lines shall be cut and cleared of any vegetation including sidewalks and mow strips fronting the parcel.
- Mowing shall not be conducted after 12:00 noon unless approved by the Department

Clearing Fence lines, Sidewalks, Dirt Mounds

- All weeds are to be removed from fence lines, sides of structures, ditch banks, dirt mounds, and along sidewalks or streets or as directed by the Chief or his representative.
- All bordering fences and property lines shall be cut and cleared of any vegetation including sidewalks and mow strips fronting the parcel or as directed by the Chief or his representative.

Fuel Breaks (Fire Breaks)

- Fuel Breaks shall be constructed no less then thirty (30) feet in width and plowed so that fire will not spread across the break
- **Placement and location of fuel breaks shall be approved by the department**

INSURANCE

City requires that the contractor shall obtain and maintain at the contractor's own expense the following types of insurance for the duration of the Contract:

- Worker's Compensation Insurance: As required by the Law of the State of California.
- Personal Injury, Bodily Injury, and Property Damage Liability: Not less than \$500,000 for injury to any one person and \$1,000,000 for any one occurrence for Personal and Bodily Injury Insurance. Property Damage injury coverage of not less than \$100,000 for any one occurrence.
- Automobile bodily injury and property damage liability insurance covering owned, non-owned, rented, and hired cars. The combined single limit for bodily injury and property damage shall be not less than \$500,000.

These policies will contain provisions to include the City, its Council, Winters Fire District, its board and personal, officers, representatives, agents and employees as additional insured. Also, the policies will specify that such insurance is primary and no City insurance will be called-on to contribute to a loss.

Proof of insurance to be submitted prior to beginning of work.

PROPOSALS

Submitted proposals should be based on flat rate for work per square foot. As outlined in the Standard Specification paragraph for lot clearing and lot size. Proposals should include "Tractor Work", Handwork and a minimal contractor activation charge

All proposals should be labeled "Weed Abatement" and returned as a sealed bid for contract, received no later than 12:00 p.m. on **April 30, 2008, 16:00 hr** at:

Winters Fire Department

10 Abbey Street

Winters Calif. 95694

The sealed bids will be opened by the City Clerk and reviewed by the City Manager and the Fire Department on the day following the final filing date.

City of Winters reserves the right to accept or reject all proposals submitted in response to this request for proposals. To request additional information from the proposer and to award the contract for the work to other than the lowest responsible bidder if it deems that such an award would be advantageous to the City.

City of Winters also reserves the right to choose more than one contractor for weed abatement and to select different contractors for: (a) weed abatement on vacant lots; or (b) hand work; or (c) fire breaks, or (d) debris removal. Alternatively, the City may award the bid based upon what it believes is the best overall price bid by any single bidder for each of said items of work.

(Hand work) \$ _____

Company: _____

Address: _____

Contact person: _____

Pager # _____ Cell/Work Phone: _____

Signature: _____ Date _____

2008 Weed abatement Timeline for the City of Winters

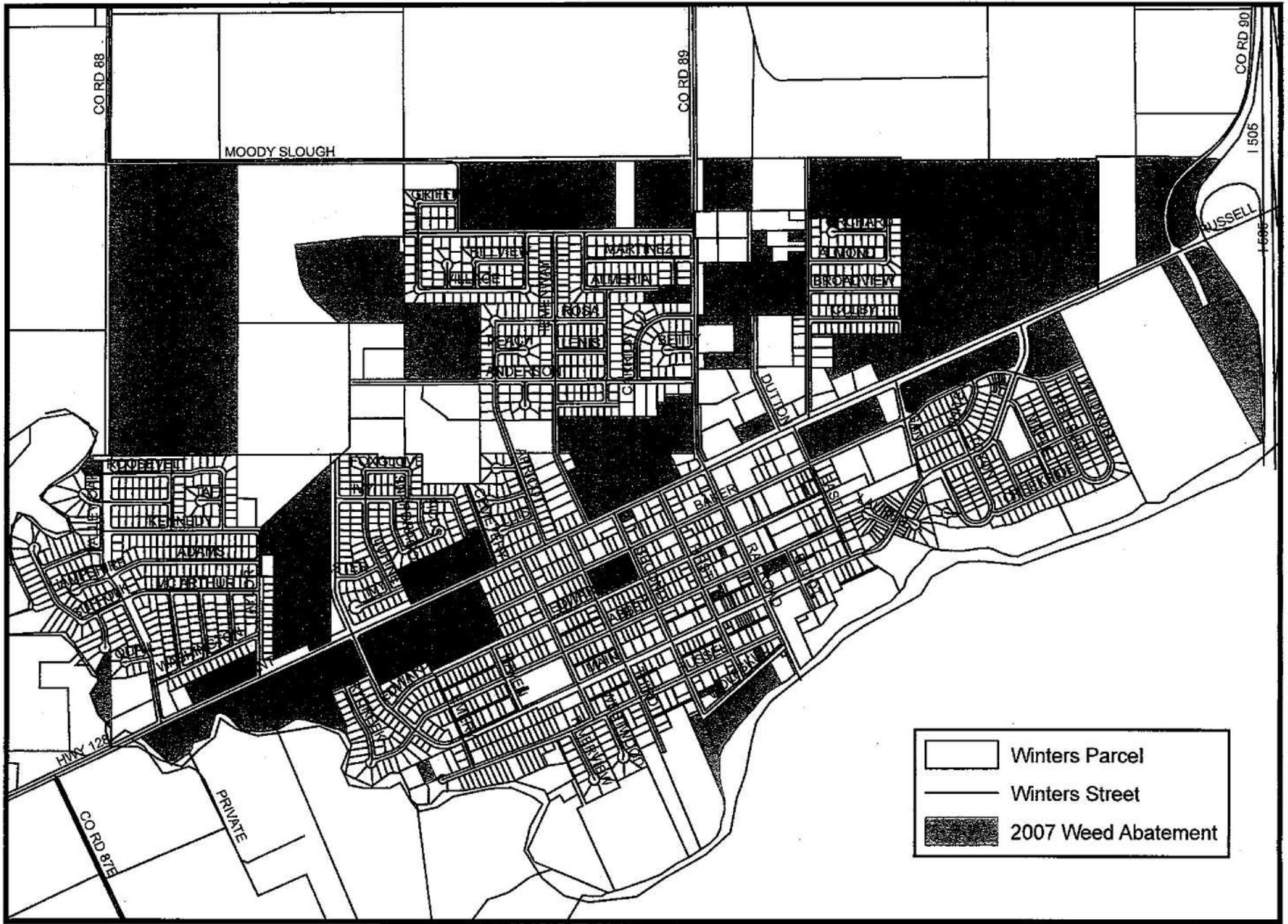
March 1, 2008	Identify parcels for potential abatement.
April 1, 2008	Adopt resolution declaring public nuisance on specified parcels.
April 2, 2008	C-D-D secretary to mail notices based on approved list.
April 15, 2008	Public hearing to consider objections from property owners
May 25, 2008	Deadline for voluntary abatement by property owners.
May 26, 2008	City abatement contractor to begin abatement on parcels not in compliance.
June 13, 2008	Contractor to finish first abatement.
June 16, 2008	Contractor to submit first billing for weed abatement
June 24, 2008	Notify all property owners of possible re- growth of weeds.
July 15, 2008	Deadline for voluntary removal of any secondary re-growth of weeds
July 16, 2008	City abatement contractor to begin removal of second growth of weeds on parcels not in compliance.
July 28, 2008	Contractor to finish second abatement
August 6, 2008	Contractor to submit second abatement billing

The Chief may adjust the deadline for voluntary abatement based on the relative fire hazards presented by the dry vegetation.

APN	SITUS	OWNER_NAME
00318349	RUSSELL ST	AGUIAR JANET M TR
03805060	I-505 & RUSSELL BLVD	ALI ASHRAF & YASMIN
03805057	999 E GRANT AVE	ALI ASHRAF & YASMIN A
03036132	1206 VALLEY OAK DR	ALSBURY MERWYN G & LINDA LEA
03022009	105 NIEMANN RD	ALSBURY PETER J & LIZA R TR
03020046	HWY 128	BREZNOCK EUGENE M & ANN L
00342426	822 RAILROAD AVE	BRIGGS MICHAEL & SHAUNIE
00336019	840 WALNUT LN	CARRION CATHERINE A TR
00336022	126 CARRION CT (PRIVATE)	CARRION CHARLES R & SANDY
00352419	415 GRANT AVE	CARTER PHILLIP & CARMEN
00324113	WOLFSKILL ST	CASTRO GEORGE J TR
00345018	W GRANT AVE	CASTRO GEORGE J TR
03819035	E MAIN ST	CHRISTIE ROBERT J/KATHERINE L
00324213	117 2ND ST	COMAN ELIZABETH ETAL
00333017	CR 89	CONWAY LOUIS W TR ETAL
00333018	DUTTON ST	CONWAY LOUIS W TR ETAL
03805019	WALNUT LN	CORBETT FAMILY TRUST
00343010	GRANT AVE	COUNTRY INVESTORS
00343011	GRANT AVE	COUNTRY INVESTORS
03805021	T8N R1W POR SEC 22	DAVIS GARY & LYNN
03022017	CR 33	GBH-WINTERS HIGHLANDS LLC
03022019	T8N R1W S21	GBH-WINTERS HIGHLANDS LLC
00349103	103 ORCHARD LN	GUTIERREZ RALPH & SHIRLEY
03037220	910 SOUTHDOWN CT	HACKLEY NANCY A
00324302	10 RUSSELL ST	HEMENWAY DEBORAH SCHOLAR TR
00324112	100 WOLFSKILL ST	JAUREQUI CASIMIRO & GUADALUPE
00337028	E GRANT AVE	JOHN LARRY J TR ETAL
00337029	E GRANT AVE	JOHN LARRY J TR ETAL
00337030	E GRANT AVE	JOHN LARRY J TR ETAL
03807028	T8N R1W	JORDAN FAM PARTNERSHIP II
03807029	PCL 2 GATEWAY DR	JORDAN FAMILY PARTNERSHIP II
03807030	PCL 4 GATEWAY DR	JORDAN FAMILY PARTNERSHIP II
03807031	PCL 3 GATEWAY DR	JORDAN FAMILY PARTNERSHIP II
03807032	PCL 1 GATEWAY DR	JORDAN FAMILY PARTNERSHIP II
00322402	8 E ABBEY ST	LANDES ELLIOT
00324121	200 WOLFSKILL ST	LARSEN ERIC ETAL
00312004	GRANT AVE	LILLY H OGDEN TR
00343012	GRANT AVE	LILLY H OGDEN TR
00335007	121 E GRANT AVE	LORENZO ALADDIN C & LYNDA TR
03805023	T8N R1W POR SEC 22	MACMILLAN WALLACE T/ETHEL TR
00333013	CR 89	MONTOSA DONNA M TR
00336021	125 CARRION CT (PRIVATE)	MORGAN DOUG & ELAINE
00345015	W GRANT AVE	NORTHERN CALIFORNIA ASSOC LLC
00345016	W GRANT AVE	NORTHERN CALIFORNIA ASSOC LLC
00345017	W GRANT AVE	NORTHERN CALIFORNIA ASSOC LLC
00324122	102 WOLFSKILL ST	OGANDO JOSEPH E & KAREN M
03022010	T8N R1W POR SEC 21	PINKSTON VOYDELL & LOIS
00315515	4 EDWARDS ST	PLATT JOHN & YOLANDA
00320402	311 1ST ST	PORTELLO WILLIAM L JR/MARY TR
03807035	RUSSELL/BAKER/MAIN	RABADA JOHN S TR
00315201	GRANT AVE	RAMOS DOLORES D TR
00312003	511 MAIN ST	ROMAN CATHOLIC BISHOP OF SAC
00346701	803 W GRANT AVE	SHERWOOD JOSEPH J ETAL
03805018	29500 RUSSELL BLVD	SOUTH MARKET COURT PTN LP
03022027	R1W POR SEC 21	STATEWIDE PROPERTIES WINTERS
00336012	836 WALNUT LN	STILLWILL CYNTHIA I/JUNIES C

00336005	WALNUT LN	VILLAGE ON THE PARK
00343013	537 GRANT AVE	WINTERS INVESTORS LLC
00301140	425 ANDERSON AVE	WINTERS JT UNIFIED SCH DIST
00313001	W EDWARDS ST	WINTERS JT UNIFIED SCH DIST
00314501	200 BAKER ST	WINTERS JT UNIFIED SCH DIST
00328207	RAILROAD AVE	WINTERS JT UNIFIED SCH DIST
00328208	718 RAILROAD AVE	WINTERS JT UNIFIED SCH DIST
00328209	RAILROAD AVE	WINTERS JT UNIFIED SCH DIST
00328210	RAILROAD AVE	WINTERS JT UNIFIED SCH DIST
00328215	GRANT AVE	WINTERS JT UNIFIED SCH DIST
00332204	101 W GRANT AVE	WINTERS JT UNIFIED SCH DIST
00345019	900 W GRANT AVE	WINTERS JT UNIFIED SCH DIST
03022013		WINTERS JT UNIFIED SCH DIST
03022014		WINTERS JT UNIFIED SCH DIST
03022032	502 NIEMANN ST	WINTERS JT UNIFIED SCH DIST
03805063	I-505 7& CR 32	WINTERS LLC
00316016	28 E EDWARDS ST	HERRINGTON JOHN S/LOIS H TR
003022035	ANDERSON AVE	CORP OF THE PRES-CH OF LDS
003022034	ANDERSON AVE	CORP OF THE PRES-CH OF LDS
003370391		
003370321		

City of Winters Weed Abatement 2007



0 0.125 0.25 0.5 Miles

Prepared by Jen Michaelis, Winters Community Development Department



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE : April 1, 2008
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Hispanic Advisory Committee
SUBJECT: Hispanic Advisory Committee Informational Meeting

RECOMMENDATION:

The City Council receive the report of the March 24, 2008 Hispanic Advisory Committee Informational Meeting.

The City Council select two Council Members to interview applicants for the Hispanic Advisory Committee and submit a recommendation at the April 15, 2008 City Council meeting for the appointment of seven members to the Hispanic Advisory Committee.

BACKGROUND:

The City of Winters Hispanic Advisory Committee was established in June 2006 by Resolution of the City Council of the City of Winters.

A joint workshop was held with the Winters City Council and the Winters Hispanic Committee on February 19, 2008. At that time the City Council accepted the final report of the committee and took action authorizing the advertisement and establishment of a new Hispanic Advisory Committee. It was recommended by the City Council that the newly established Hispanic Advisory Committee meet once per month and focus on the following:

- Monitor the recommendations and programs addressed in the February 19, 2008 report,
- Host a town hall/community forum meeting once per year for the purpose of gathering information from the Latino community regarding their needs,
- Host an informational workshop once a year on a topic of importance to the Latino community,
- Coordinate an annual community festival,
- Continue to survey healthcare and social services available to citizens; look at ways to streamline accessibility of resources.

ESTABLISHMENT OF NEW HISPANIC ADVISORY COMMITTEE:

An informational meeting was held March 24, 2008 to solicit applicants for the new

Hispanic Advisory Committee. To advertise the meeting, past members of the Hispanic Advisory Committee were notified by phone and/or email, other identified leaders in the Latino community were contacted by phone, a press release in both English and Spanish appeared in the Winters Express and flyers in both languages were posted at various locations in the City.

Eight community members attended the informational meeting where the purpose of the committee was outlined, along with the duties and time commitment required. The attendees completed applications for consideration by the City Council to be selected to serve on the committee. To facilitate management of the Hispanic Advisory Committee staff is recommending that the City Council select a two person sub-committee to review the applications and interview applicants. Following the interviews the sub-committee may recommend seven applicants to the City Council for appointment at the April 15, 2008 council meeting.

FISCAL IMPACT:

To be determined.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE : April 1, 2008
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Elliot Landes, Associate
SUBJECT: Solar Power Purchase Agreement

RECOMMENDATION: Authorize the City to pay PG&E \$2,670 for an application fee for our reservation to put a solar power system at the waste water treatment facility.

BACKGROUND: MP2 Capital of san Rafael, Ca, has responded to a City inquiry with a proposal to build a 200KW photovoltaic (PV) power generating plant at the site of the Wastewater Treatment Facility (WWTF) on Moody Slough Rd.

The proposal calls for the City to purchase power from MP2 Capital for that site, starting at a rate 10 percent below what PG&E currently charges. The charges will increase three percent per year. The contract length will be 25 years.

MP2 Capital will pay all costs for the project, which operates under the guidelines of the California Solar Incentive, an incentive program providing rebates and tax credits for alternative energy installations. MP2 Capital will own and maintain the plant. We have the contract proposal in hand, along with the rate schedule.

TIMELINE: Our reservation application with the California Solar Initiative has been received, and PG&E needs an application fee of \$2,670, to be paid by April 11, 2008. If we write the contract with MP2 Capital, they will reimburse us for this fee.

If we lose the reservation by not paying the fee, the chance exists that rebates will be reduced, as the CSI moves through its ten step reduction in rebate levels. For example, the reduction from step four to step five in December reduced the rebate from \$.26 per watt to \$.22. The contract MP2 offered went from a 15 percent reduction over 20 years to a 10 percent reduction over 25 years, as a consequence of the step change.

FISCAL IMPACT: None, unless we choose not pursue a PPA contract, in which case we would end up paying the \$2670.

99950006827169100002670000000267000

Invoice Number	Invoice Date	Amount Due	Amount Enclosed
0006827169 -1	03/11/2008	\$ 2,670.00	

City of Winters
 Attn: Elliot Landes
 318 First Street
 Winters CA 95694

PG&E
 Box 997300
 Sacramento, CA
 95899-7300

Please return this portion with your payment. Thank you.

* O

When Making Inquiries or Address Changes,
 Please Contact :

Customer Number
 681582

PG&E Integrated Processing Center
 PO Box 7265
 San Francisco CA 94120-7265
 (415) 973-3480

Invoice Number
 0006827169 -1

Thank you for applying for the California Solar Initiative (CSI) rebate. This is an invoice for your CSI application fee. The CSI issues an application fee to all non-residential projects over 10 kW to ensure that the projects are viable and committed. The application fee is based on 1% of the unadjusted requested CSI incentive amount (as calculated for an Expected Performance Based Buydown project). The application fee is refundable upon project completion, but will be forfeited if the project receives a reservation and withdraws from the program. To keep your application active, please submit the application fee within 30 days from the date of the invoice. If the application fee is not received within 30 days your project will be subject to cancellation. We look forward to working with you on this important project. For inquiries call: (415) 973-3480.

318 First Street Winters'

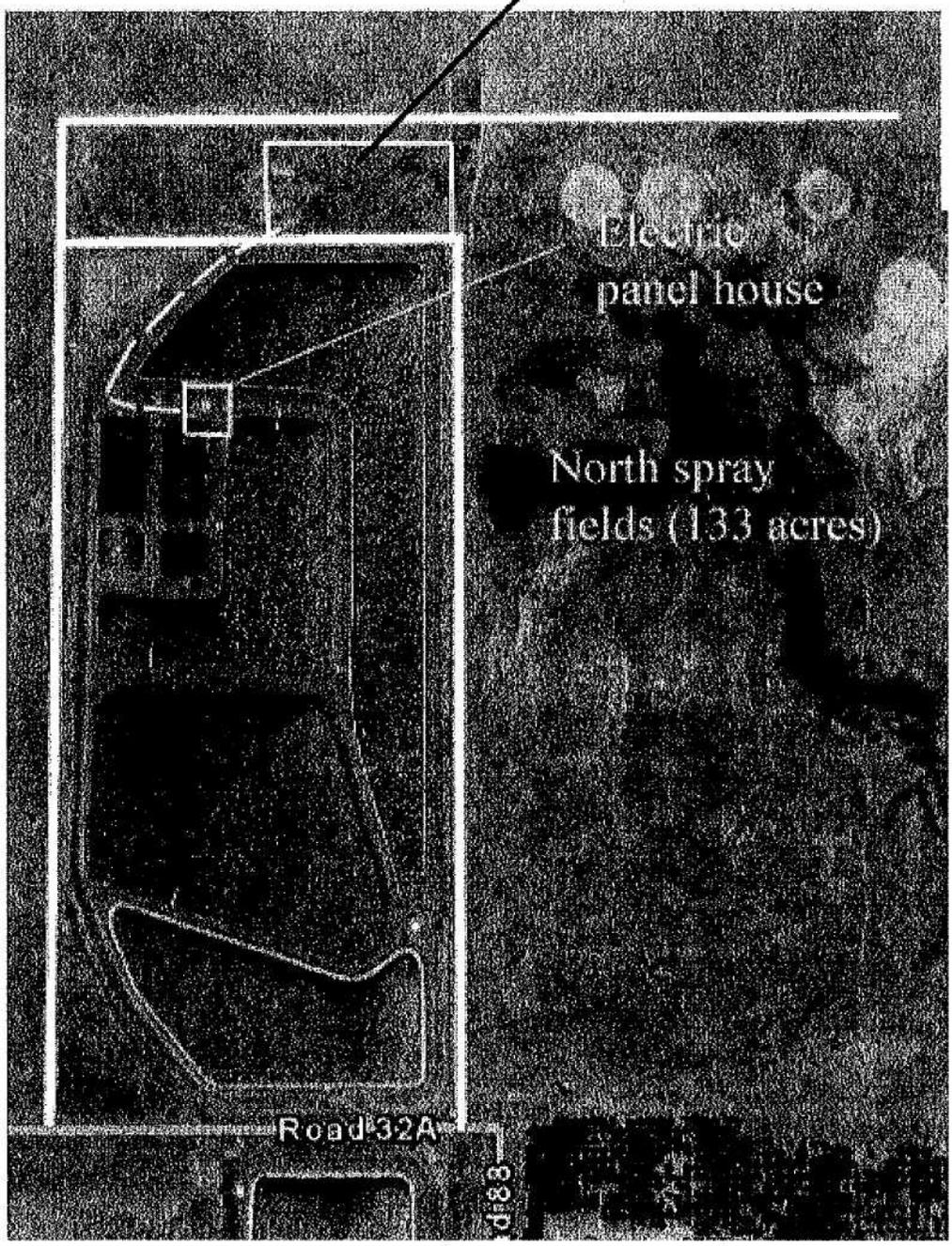
Description	Quantity	Unit Factor	Amount
Reference Number: PGE-CSI-06433 CSI APPLICATION FEE	1	EA	2,670.00
<i>Line Item Subtotal</i>			2,670.00

AMOUNT NOW DUE \$ 2,670.00

City of Winters Waste Water Treatment Plant #2
Solar Output Model - 200kW (DC) system

	PV Production	Degradation	Rate Per kWh	Escalation	Payable to MP2	Payable to PGE	umed Inere	rojected Saving
Year 1	345,490	0.5%	0.194	3.0%	\$ 66,946	\$ 74,384	4.1%	\$ 7,438
Year 2	343,762	0.5%	0.200	3.0%	\$ 68,609	\$ 77,434	4.1%	\$ 16,263
Year 3	342,043	0.5%	0.206	3.0%	\$ 70,314	\$ 80,609	4.1%	\$ 26,557
Year 4	340,333	0.5%	0.212	3.0%	\$ 72,062	\$ 83,914	4.1%	\$ 38,409
Year 5	338,631	0.5%	0.218	3.0%	\$ 73,852	\$ 87,354	4.1%	\$ 51,911
Year 6	336,938	0.5%	0.225	3.0%	\$ 75,687	\$ 90,936	4.1%	\$ 67,159
Year 7	335,254	0.5%	0.231	3.0%	\$ 77,568	\$ 94,664	4.1%	\$ 84,255
Year 8	333,577	0.5%	0.238	3.0%	\$ 79,496	\$ 98,545	4.1%	\$ 103,304
Year 9	331,909	0.5%	0.245	3.0%	\$ 81,471	\$ 102,585	4.1%	\$ 124,418
Year 10	330,250	0.5%	0.253	3.0%	\$ 83,496	\$ 106,791	4.1%	\$ 147,714
Year 11	328,599	0.5%	0.260	3.0%	\$ 85,571	\$ 111,170	4.1%	\$ 173,313
Year 12	326,956	0.5%	0.268	3.0%	\$ 87,697	\$ 115,728	4.1%	\$ 201,343
Year 13	325,321	0.5%	0.276	3.0%	\$ 89,876	\$ 120,473	4.1%	\$ 231,940
Year 14	323,694	0.5%	0.285	3.0%	\$ 92,110	\$ 125,412	4.1%	\$ 265,242
Year 15	322,076	0.5%	0.293	3.0%	\$ 94,399	\$ 130,554	4.1%	\$ 301,397
Year 16	320,465	0.5%	0.302	3.0%	\$ 96,745	\$ 135,907	4.1%	\$ 340,559
Year 17	318,863	0.5%	0.311	3.0%	\$ 99,149	\$ 141,479	4.1%	\$ 382,889
Year 18	317,269	0.5%	0.320	3.0%	\$ 101,613	\$ 147,280	4.1%	\$ 428,556
Year 19	315,682	0.5%	0.330	3.0%	\$ 104,138	\$ 153,318	4.1%	\$ 477,736
Year 20	314,104	0.5%	0.340	3.0%	\$ 106,726	\$ 159,604	4.1%	\$ 530,615
Year 21	312,534	0.5%	0.350	3.0%	\$ 109,378	\$ 166,148	4.1%	\$ 587,385
Year 22	310,971	0.5%	0.360	3.0%	\$ 112,096	\$ 172,960	4.1%	\$ 648,249
Year 23	309,416	0.5%	0.371	3.0%	\$ 114,881	\$ 180,051	4.1%	\$ 713,419
Year 24	307,869	0.5%	0.382	3.0%	\$ 117,736	\$ 187,433	4.1%	\$ 783,116
Year 25	306,330	0.5%	0.394	3.0%	\$ 120,662	\$ 195,118	4.1%	\$ 857,573

PV system site (1.3 acres)





**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE : March 24, 2008
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Shelly Gunby, Director of Financial Management *Shelly*
SUBJECT: Adopt Resolution 2008-11 Committing CDBG Program Income to the Almondwood Apartment Acquisition and Rehabilitation Project

RECOMMENDATION:

Adopt Resolution 2008-11, Committing CDBG Program Income to the Almondwood Apartment Acquisition and Rehabilitation Project.

BACKGROUND:

The City of Winters has received funding in the past from the Community Development Block Grant (CDBG) Program. The City has used this funding to provide low income loans for First Time Homebuyers, to rehabilitate qualifying homes in need of repair, and to assist small businesses throughout the City. As these loans have been repaid, they go into Program Income Accounts to be re-loaned to provide assistance to additional homebuyers, homeowners, and small businesses. The City currently has \$329,087.94 in program in our bank accounts.

The Almondwood Apartment Acquisition and Rehabilitation Project would require a loan of approximately \$178,000. These funds would provide additional funding to be sure that the complex remains an income restricted complex and not a market rate complex. The commitment of these funds would prevent the City of Winters from receiving a "hold out" letter. A hold out letter is sent to an agency when they have excess program income on hand and prevents the agency from applying for grants until the program income is committed, or spent. Staff requested that the City Council include this funding in December 2007 when requesting a prioritization of funding for projects, and this was identified as a priority project.

The City is currently applying for a grant for infrastructure in support of affordable housing and will be barred from applying for and receiving the grant if we cannot show that we have committed these funds to another project.

FISCAL IMPACT:

None at this time, however, the funds will be loaned to the project when needed.

RESOLUTION 2008-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS COMMITTING CDBG PROGRAM INCOME TO THE ALMONDWOOD APARTMENT ACQUISITION AND REHABILITATION PROJECT

WHEREAS, the Almondwood Apartments provide affordable housing for residents of the City of Winters; and

WHEREAS, the Almondwood Apartments are for sale; and

WHEREAS, the City of Winters finds it important to retain the Almondwood Apartments as a source of affordable housing for the residents of the City of Winters; and

WHEREAS, the City of Winters has CDBG (Community Development Block Grant) Program Income available to provide the gap financing necessary to retain the Almondwood Apartments as affordable housing.

NOW, THEREFORE BE IT RESOLVED the City of Winters commits the following to the funds as loans for the acquisition and rehabilitation of the Almondwood Apartment Complex

CDBG First time Homebuyer Program Income	\$ 48,700
CDBG Small Business Program Income	\$100,000
CDBG Housing Rehabilitation Program Income	<u>\$ 29,300</u>
Total Program Income Committed	\$178,000

PASSED AND ADOPTED by the City Council, City of Winters, the 1st day of April 2008.

AYES:

NOES:

ABSTAIN:

ABSENT:

Woody Fridae, Mayor

ATTEST:

Nanci G. Mills, CITY CLERK



**A Proclamation of the City Council of the City of Winters
Declaring April 2008 as Child Abuse Prevention Month**

WHEREAS, child abuse is a national tragedy with an estimated 3 million children found to be victims of substantiated abuse or neglect each year in the United States;

WHEREAS, the California Department of Social Services estimated that 378,301 cases of abuse and neglect involving approximately 713,391 children were referred for investigation in 2004;

WHEREAS, in 2007, Yolo County's Child Welfare Services received almost 2,000 calls of suspected child abuse or neglect and nearly 1,400 child-abuse referrals.

WHEREAS, in 2007, Yolo County had approximately 400 children in child-welfare supervised placements.

WHEREAS, in 2007 in Yolo County, 225 children continued living with their families while the families received ongoing support services and supervision through the Child Welfare Services Family Maintenance Program.

WHEREAS, in Yolo County there are numerous committed agencies, parents, relatives, community volunteers, public policymakers and professionals who are collaborating their efforts to eliminate child abuse in the county and give our children hope, security and safety;

WHEREAS, all members of the Winters community have a role to play in strengthening families to ensure children are valued and supported; and

WHEREAS, all communities have the responsibility to offer parents the education, support and skills they need to provide healthy, safe and nurturing homes for their children.

NOW, THEREFORE, BE IT RESOLVED that the Winters City Council designates the month of April as Child Abuse Prevention Month.

PASSED AND ADOPTED this 1st day of April 2008:

Council Member Cecilia Aguiar-Curry

Council Member Harold Anderson

Council Member Michael Martin

Council Member Tom Stone

Mayor Woody Fridae

City Manager John W. Donlevy, Jr.

ATTEST: Nanci G. Mills, City Clerk

JOHN C. WALLACE

ATTORNEY AT LAW
312A RAILROAD AVENUE
WINTERS, CA 95694

CA State Bar #63121
PHONE (530) 795-4171
FAX (530) 795-3578

MEMORANDUM

Date: March 25, 2008

To: Winters City Council

FROM: John C. Wallace,

RE: Planning Commission Compensation
Amendment of Ordinance

Dear Council Members –

The City currently compensates its Planning Commissioners for their attendance at meetings. The City may lawfully do that by resolution, and has done so via Resolution 2004-35. The ordinance, specifically Section 2.16.060, needs to be amended to reflect that compensation. Approval is required. Please call if you have questions.

JCW/j
Enc.

ORDINANCE NO. 2008 - 06

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WINTERS
AMENDING CHAPTER 2 OF THE WINTERS MUNICIPAL CODE TO
AUTHORIZE COMPENSATION FOR PLANNING COMMISSIONERS**

1. Purpose. California Government Code Section 36506 provides authority to the City of Winters to fix compensation of all appointive and elected officers, including Planning Commissioners, by ordinance or resolution. The City Council has done so, by Resolution 2004-35. This Ordinance will amend Section 2.16.060 to reflect the current compensation, and to allow future compensation to be adjusted by City Council Resolution.

2. Authority. The City Council enacts this ordinance under the authority granted under the California Constitution, as a general law City, and specifically under California Government Code Section 36506.

3. Amendment. Section 2.16.060 of the Winters Municipal Code is hereby amended to read as follows:

Sec. 2.15.060. Compensation.

The members of the planning commission shall receive such compensation as may be fixed by resolution of the Winters City Council. When on official business authorized by the Winters City Council, members of the planning commission will be reimbursed for expenses in accordance with City policies regarding reimbursement.

Section 4. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Winters.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2008
by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

KEITH FRIDAE, MAYOR

ATTEST:

NANCI MILLS, CITY CLERK



CITY COUNCIL / COMMUNITY DEVELOPMENT AGENCY STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE : April 1, 2008
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Dan Maguire, Housing Programs Manager *DM*
SUBJECT: Continued Public Hearing and Consideration of Community Development Block Grant Application for Infrastructure in Support of Affordable Housing, Resolution 2008-14

RECOMMENDATION:

Staff recommends that the City Council and Community Development Agency take the following actions: (1) receive the staff report; (2) conduct the continued public hearing; and (3) adopt Resolution No. 2008-14 approving a Community Development Block Grant (CDBG) General Allocation for Public Improvements in Support of New Housing grant application in the amount of \$1,000,000 for the Fiscal Year 2008-2009 and a local funding commitment of \$1,300,000 for the CDBG grant application.

BACKGROUND:

Staff is working with a consultant retained by the project developer (Central Valley Coalition for Affordable Housing) to prepare a Community Development Block Grant application for infrastructure activity in support of a proposed multi-family rental project. The total estimated cost of the infrastructure for the project is \$917,710.75, which includes street, sewer, and water infrastructure components.

In conjunction with this project, infrastructure activities include the Walnut Street Realignment /East Street Closure at Grant Avenue, required improvements to Railroad Avenue along the West property line, the Dutton Street extension along the East property line, and Offsite Sewer infrastructure.

DISCUSSION:

Under the CDBG General Allocation program, the maximum grant is \$1,000,000. Staff proposes that the City apply for the maximum grant amount available for the 2008-2009 funding cycle. The grant application includes additional funding for Activity Delivery and General Administration, as allowed by CDBG guidelines. Based on the program guidelines outlined in the Notice of Funding Availability (NOFA), if the California Department of Housing and Community Development (HCD) approves the grant application, the City of Winters would have thirty (30) months to complete the infrastructure improvements and another thirty (30) months for the completion of the

affordable dwelling units. Staff also recommends a local funding commitment of \$1,300,000 funded through the Community Development Agency (CDA) housing bond proceeds. In accordance with bond funding requirements, the \$1,300,000 would be provided as a grant. The commitment of local dollar leverage enhances the application's scoring.

ALTERNATIVES:

The City Council and Community Development Agency have the option of not submitting a CDBG application; however, staff would not recommend this alternative as funding for infrastructure is difficult to obtain. If the City is successful in its CDBG grant application, it would relieve the developer of significant infrastructure costs they would otherwise be required to fund to complete the project.

FISCAL IMPACT:

The City would incur an expense of \$1,300,000 for this project with the funding commitment from the Community Development Agency housing bond proceeds (2004 & 2007 bond issuances).

ATTACHMENTS:

- Resolution No. 2008-14
- Map of Project Area
- Engineers Estimate of Probable Costs

**CITY OF WINTERS
California**

RESOLUTION NO. 2008-14

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
APPROVING AN APPLICATION FOR FUNDING AND CONTRACT
EXECUTION AND ANY AMENDMENTS THERETO FROM THE GENERAL
ALLOCATION OF THE STATE COMMUNITY DEVELOPMENT BLOCK
GRANT PROGRAM (CDBG)**

WHEREAS, the notice for a public hearing was duly published in accordance with state regulations and a public hearing was held on April 1, 2008.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINTERS, AS FOLLOWS:

1. The City Council has reviewed and hereby approves an application for up to \$1,000,000 from the General Allocation of the CDBG Program for Public Improvements in Support of New Housing.
2. The City Council has determined that Federal Citizen Participation requirements were met during the development of this application.
3. The City Manager is hereby authorized and directed to act on the City's behalf in all matter pertaining to this application.
4. If the application is approved, the City Manager, or his designee, is authorized to enter into and sign the grant agreement and any subsequent amendments with the State of California for the purposes of this grant.
5. The Community Development Director, or his designee, is hereby authorized to sign all necessary reports as required by this grant and submitted to the State of California.

The foregoing Resolution was introduced at a Regular Meeting of the Winters City Council, held the 1st day of April, 2008 by Council Member _____, seconded by Council Member _____ and adopted by the following vote:

AYES:

NOES:

ABSENT:

, Mayor

ATTEST:

City Clerk

City of Winters

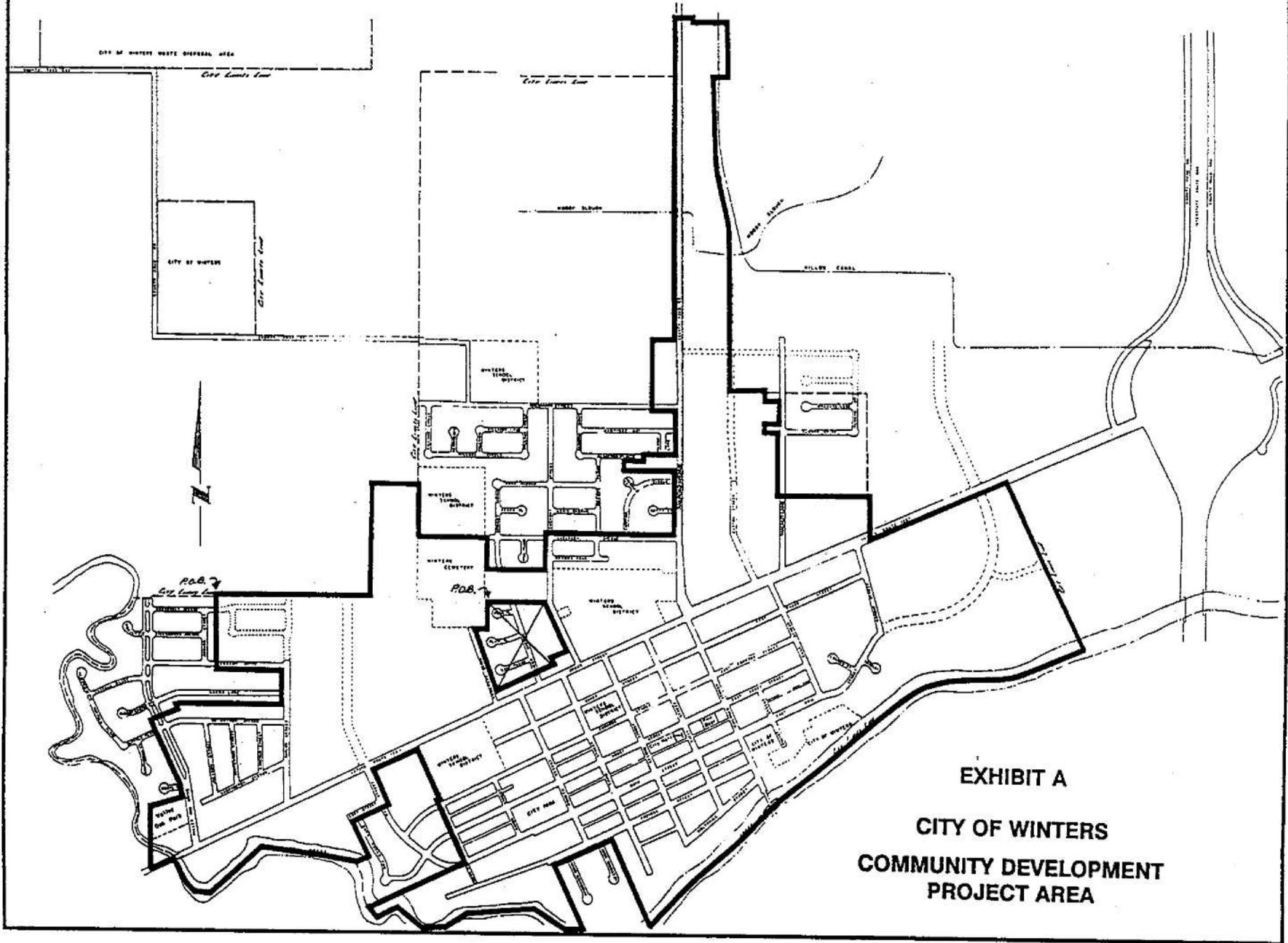


EXHIBIT A
CITY OF WINTERS
COMMUNITY DEVELOPMENT
PROJECT AREA

**WINTERS AFFORDABLE HOUSING-OFFSITE
ENGINEER'S OPINION OF COST**

WALNUT REALIGNMENT/EAST STREET CLOSURE @ GRANT AVE

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	MOBILIZATION, BONDING, TRAFFIC CONTROL AND PUBLIC SAFETY	1	JOB	LUMP SUM	\$20,000.00
2	SAWCUT AND REMOVE CURB, GUTTER, SIDEWALK, AND EXISTING AC/AB PAVEMENT	1	JOB	LUMP SUM	\$10,000.00
3	VERTICAL CURB & GUTTER	605	LF	\$28.00	\$16,940.00
4	6" MEDIAN CURB (GRANT AVE)	185	LF	\$28.00	\$5,180.00
5	SIDEWALK	1,685	SF	\$8.00	\$13,480.00
6	18' COMMERCIAL DRIVEWAY	1	EA	\$2,500.00	\$2,500.00
7	31' COMMERCIAL DRIVEWAY	1	EA	\$4,500.00	\$4,500.00
8	0.3' AC/1.10' AB PAVEMENT (EAST STREET)	5310	SF	\$4.50	\$23,895.00
9	7" AC/25" AB PAVEMENT (GRANT AVE)	9015	SF	\$6.00	\$54,090.00
10	AC OVERLAY (EAST STREET)	1625	SF	\$1.50	\$2,437.50
11	AC DIKE (GRANT AVE)	115	LF	\$3.00	\$345.00
12	AC OVERSIDE DRAIN (GRANT AVE)	2	EA	\$1,000.00	\$2,000.00
13	REMOVE EXISTING DRAINAGE INLET AND STORM DRAIN PIPE	1	JOB	LUMP SUM	\$2,000.00
14	TYPE B SADDLE MANHOLE	2	EA	\$3,500.00	\$7,000.00
15	TYPE GO DRAINAGE INLET	2	EA	\$2,500.00	\$5,000.00
16	12" CLASS III RCP STORM DRAIN	25	LF	\$38.00	\$950.00
17	18" CLASS III RCP STORM DRAIN	30	LF	\$50.00	\$1,500.00
18	8"X8"X8" TEE & 8" VALVE ASSEMBLY	1	EA	\$2,000.00	\$2,000.00
19	2" WATER SERVICE (ONSITE)	30	LF	\$18.00	\$540.00
20	2" COMMERCIAL METER AND METER BOX (ONSITE)	1	EA	\$1,850.00	\$1,850.00
21	8" DOUBLE CHECK DETECTOR CHECK ASSEMBLY (ONSITE)	1	EA	\$1,050.00	\$1,050.00
SUBTOTAL:					\$177,257.50
CONTINGENCY: 10% OF SUBTOTAL					\$17,725.75
EAST STREET SUBTOTAL:					\$194,983.25

RAILROAD AVENUE ALONG WEST PROPERTY LINE

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	MOBILIZATION, BONDING, TRAFFIC CONTROL AND PUBLIC SAFETY	1	JOB	LUMP SUM	\$20,000.00
2	SAWCUT AND REMOVE CURB, GUTTER, SIDEWALK, AND EXISTING AC/AB PAVEMENT	1	JOB	LUMP SUM	\$5,000.00
3	CURB & GUTTER	475	LF	\$28.00	\$13,300.00
4	10' CLASS 1 BIKE PATH	5135	SF	\$18.00	\$92,430.00
5	PAVEMENT	7,620	SF	\$6.00	\$45,720.00
6	SIGNING AND STRIPING	1	JOB	LUMP SUM	\$4,500.00
7	TREE REMOVAL (10 TREES)	1	JOB	LUMP SUM	\$500.00
8	SIDEWALK EXTENSION FROM CARRION CIRCLE TO GRANT STREET	10,265	SF	\$5.00	\$51,325.00
SUBTOTAL:					\$232,775.00
CONTINGENCY: 10% OF SUBTOTAL					\$23,277.50
RAILROAD AVENUE TOTAL:					\$256,052.50

**WINTERS AFFORDABLE HOUSING-OFFSITE
ENGINEER'S OPINION OF COST**

DUTTON STREET ALONG EAST PROPERTY LINE

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	MOBILIZATION, BONDING, TRAFFIC CONTROL AND PUBLIC SAFETY	1	JOB	LUMP SUM	\$30,000.00
2	SIDEWALK	4,730	SF	\$5.00	\$23,650.00
3	CURB & GUTTER	945	LF	\$28.00	\$26,460.00
4	PAVEMENT	17,165	SF	\$6.00	\$102,990.00
5	SIGNING AND STRIPING	1	JOB	LUMP SUM	\$4,500.00
6	STORM DRAIN PIPES	705	LF	\$50.00	\$35,250.00
7	DRAINAGE INLET	8	EA	\$2,500.00	\$20,000.00
8	CONNECTION TO EXISTING STORM DRAIN SYSTEM	1	EA	\$2,000.00	\$2,000.00
9	8" SANITARY SEWER	490	LF	\$70.00	\$34,300.00
10	SANITARY SEWER MANHOLE	1	EA	\$3,000.00	\$3,000.00
11	CONNECTION TO SANITARY SEWER	2	EA	\$2,000.00	\$4,000.00
12	8" WATER PIPE	485	LF	\$80.00	\$38,800.00
13	CONNECTION TO EXISTING WATER	2	EA	\$2,000.00	\$4,000.00
SUBTOTAL:					\$328,950.00
CONTINGENCY: 10% OF SUBTOTAL					\$32,895.00
DUTTON STREET TOTAL:					\$361,845.00

OFFSITE SEWER

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	8" SANITARY SEWER	490	LF	\$70.00	\$34,300.00
2	SANITARY SEWER MANHOLE	3	EA	\$3,000.00	\$9,000.00
3	CONNECTION TO EXISTING SANITARY SEWER	1	EA	\$2,000.00	\$2,000.00
SUBTOTAL:					\$45,300.00
CONTINGENCY: 10% OF SUBTOTAL					\$4,530.00
SOUTH PROPERTY LINE TOTAL:					\$49,830.00

CONSTRUCTION STAKING/SURVEYING:					\$55,000.00
PROJECT GRAND TOTAL					\$917,710.75



**COMMUNITY DEVELOPMENT AGENCY
STAFF REPORT**

TO: Honorable Chairman and Board of Directors
DATE: April 1, 2008
THROUGH: John W. Donlevy, Jr., Executive Director
FROM: Dan Maguire, Housing Programs Manager *DM*
SUBJECT: Discussion Regarding Central Valley Coalition for Affordable Housing Proposed Affordable Housing Project.

RECOMMENDATION:

Staff recommends the Community Development Agency ("CDA") take the following actions: (1) receive a staff report on the Central Valley Coalition for Affordable Housing proposed affordable housing project, (2) provide input on the project and, (3) direct staff to begin negotiations with the developer.

BACKGROUND:

The City received a funding assistance request from the purchaser of the former Village at the Park site, Central Valley Coalition for Affordable Housing, proposing the construction of an affordable multi-family rental project at the site (APN #s 003-360-05-1 & 003-360-18-1) located on Railroad Avenue (just south of NC Foliage – 1029 Railroad Avenue).

- 1. Funding Request:** \$1,300,000 grant from Redevelopment Housing Bond Proceeds (2004 & 2007 Bond Issuances) for construction of an approximately 88-unit apartment complex that would serve lower income households.
- 2. Additional Funding Leverage:** City of Winters to apply for Community Development Block Grant (CDBG) for up to one million dollars for public improvements in support of new housing project (under the infrastructure in support of new housing category). The grant application would be prepared for the City by a consultant hired by the developer.
- 3. Summary of Project:** The proposed apartment complex would result in the construction of approximately 88 units that would serve lower-income households. The Central Valley Coalition for Affordable Housing is a non-profit organization whose mission focuses on the development of affordable housing, primarily multi-family rental properties. They currently own over 10,000 affordable units in California, primarily in the Central California and Northern California regions. Their partner in this project, Pacific West Communities, will be lending additional expertise to the project on the financial aspects including assisting in the development of other sources of funding for the project. The

purchase price negotiated by CVCAH & Pacific is significantly lower than the price the site was offered at to the previous developer, Sacramento Mutual Housing.

Staff first brought the Central Valley Coalition for Affordable Housing (CVCAH) Apartments project to the Winters Community Development Agency (CDA) at the December 18, 2007 meeting as part of a staff report requesting direction on housing funding priorities. The CDA Board of Directors instructed staff to present the project to the Affordable Housing Steering Committee (AHSC) for comments prior to bringing it to the CDA for review.

The AHSC reviewed and discussed the project at their meeting on January 28, 2008. Overall, they were favorable to the project. The developer expressed concerns about the project density, which, with the General Plan Housing Element density bonus would result in a dwelling unit (du) count of approximately 88 units on the 5-acre piece zoned (R4) when the density bonus is factored in. The developer indicated that density requirement might result in the need to develop the project as a three-story project. The higher density would also result in a higher percentage of one-bedroom units in the development. They would prefer a lower density for the project to insure the project could be built as a two-story project, which they feel would be more consistent with Winters' rural character. The reduced project density would also allow them to attain a higher number of family units with a greater number of two, three, and four bedroom units.

The AHSC agreed with those concerns, felt the project could benefit from a quality over quantity approach, and expressed concerns about adequate space for parking, the lot coverage driven by the higher density requirements, and having space available on the site for amenities such as a community room. The AHSC asked staff to investigate if the density for the project could be lowered and still be in compliance with the General Plan Housing Element. Preliminary research indicates a finding could be made that the project benefits (100% of the apartments targeted to be affordable rather than 15% of a market rate development being affordable, potential community benefit of having more of the units with higher bedroom counts) is possible and could still be in compliance with the Housing Element. Staff will be able to more fully quantify this potential finding as the lease up of the Winters 2 apartments continues toward completion. Of the over 200 households that are on the interest list for the Winters 2 apartments, many are being disqualified as "over-income". While the new Winters 2 apartments are filling a community need, they are restricted to very-low income households only, with the units available only to households at 50% of Yolo County median income or lower. Low-income applicants (by definition, greater than 50% up to 80% of area median income) are thus being disqualified as being "over-income". At completion of the initial lease up, Staff will receive quantitative figures on the number of applicants who fit into this category. Based on preliminary feedback from the property manager, Community Housing Opportunity Corporation (CHOC), staff believes there is significant unmet need for multi-family rental housing affordable to lower income households. Lower income households requiring multiple bedrooms based on their household size could benefit from a lower project density requirement. The lower density requirement will allow the developer to build more two, three, and four bedroom units in the project.

FISCAL IMPACT:

None by this action



**COMMUNITY DEVELOPMENT AGENCY
STAFF REPORT**

TO: Honorable Chairman and Board Members

DATE: April 1, 2008

BY: Asa Utterback, Ponticello Enterprises
Cas Ellena – Redevelopment & Economic Development Director *CSE*

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

SUBJECT: Expanded Scope of Work, Project Cost and Phasing for
Downtown Streetscape Improvement Project, Phases 1 and 2

RECOMMENDATION: Staff recommends that the Community Development Agency Board of Directors: 1) Approve Revisions to Project Budget Sheet for the Downtown Streetscape Improvements, Phase 1, Project No. 06-07; and 2) Approve New Project Budget Sheet for the Downtown Streetscape Improvements, Phase 2, Project No. 08-01.

BACKGROUND: On October 16, 2007, the Community Development Agency approved a revised Project Budget Sheet for the Downtown Streetscape Improvement Project, Phase 1 with a total budget of \$1.3 million. Since then the City has held a Downtown Stakeholders Meeting facilitated by the Design Team in order to obtain input from Stakeholders regarding the Project which resulted in the selection of a preferred conceptual alternative for the improvements. Based on that alternative, the design team has developed thirty percent (30%) complete design development plans.

Concurrently, staff has applied for and been awarded \$495 thousand in federal funding for the Agency on a second phase streetscape project for the downtown to take the improvements farther. In order to minimize the city funding needed to obtain the federal funding, staff shifted the mid-block crossing that is planned on Main Street from Phase 1 to the new Phase 2 project. The attached phasing map shows the areas of improvement that are in the new project definitions. With the shift of improvements between the phases, \$185 thousand of the \$1.3 million in approved funding for Phase 1 was reallocated to Phase 2, making the total budget for Phase 2 come to \$680 thousand. Table 1 above summarizes the Agency funding involved in the two phases.

Table 1
Summary of Agency Funding in Shift From Phase 1 to Phase 2

Version of Project Definition	Total Budget	Change in CDA Funding
Phase 1 As Approved October 16, 2007	\$ 1,300,000	N/A
Phase 1 As Adjusted for Phase 2 shift	\$ 1,115,000	\$ (185,000)
New Phase 2 Project with Federal Aid in Amount of \$495K	\$ 680,000	\$ 185,000

In the process of design development for Phase 1, the improvements involved in the preferred improvement concept have been further defined and the design team has refined the estimated costs accordingly. The updated cost estimate for the preferred set of work exceeded the budget, so other cost reducing alternatives were developed to keep the project within budget. For every alternative (Alt) the design team considered, the estimated costs still exceeded the budget. A key factor in the higher costs has been the choice to use higher quality, less common materials, such as clay brick pavers instead of concrete brick, to create a distinctive look that is more consistent with the materials with which the existing historic structures have been built. Since the clay brick pavers were known to be a major cost factor, the design team also developed a cost opinion for the project using concrete bricks instead (Alt P). Table 2 gives the total budget requirement and the associated budget increase for each alternative.

Table 2
Summary of Revised Alternatives Considered

Version of Project Definition	Total Phase 1 Budget	Budget Increase (from \$1.115M)
Alt A (preferred)	\$ 1,350,000	\$ 235,000
Alt B1	\$ 1,240,000	\$ 125,000
Alt B	\$ 1,223,000	\$ 108,000
Alt P	\$ 1,200,000	\$ 85,000

The original preferred alternative (Alt A) is still the preferred and recommended project, but staff and the design team also consider Alt B1 to be a highly desirable option. Though the exhibit for Alt B1 is the only one showing the two rail pattern in the easterly sidewalk along Railroad Avenue, the rail pattern has been added to the cost of all the considered Alts. Alt B was defined by starting with Alt A and eliminating the paver work in the intersection at the Railroad and Main intersection, eliminating the tree grates and tree guards along Railroad Avenue and using plain concrete work at the Railroad and

Abbey intersection instead of pavers. Alt B1 was defined by starting with Alt B and adding the pavers back into the southerly crosswalk and the southwest corner at the intersection of Abbey and Railroad and adding the tree grates back along Railroad Avenue. Alt P, like Alt B, eliminates the paver work in the intersection at the Railroad and Main intersection and eliminates the tree grates and tree guards along Railroad Avenue. But Alt P keeps the paver work at the Railroad and Abbey intersection. As noted above, the key difference with Alt P is that the cost has been changed to reflect use of (lower cost) concrete brick pavers, in lieu of clay brick pavers.

The project is still on schedule to have the final construction documents completed by June of 2008 with the bid process commencing immediately following. Staff estimates that construction can commence in July with completion in the fall of 2008, prior to the holiday season.

FISCAL IMPACT: The recommended project approvals will increase the Community Development funding commitment by \$235,000, from \$1,300,000 to \$1,535,000 for the combined two phase streetscape improvements. At the same time, the approvals will also approve the incorporation of \$495,000 in federal funds into the project to augment the downtown improvements.

The following analysis was prepared by Shelly Gunby to determine the availability of the requested funding:

Total Cash - 2004 Bonds = \$1,747,954.90

	Total Project Budget (source- 2004 Bond Funds)	Spent to-Date	Remaining Funds
Downtown Phase 1	\$1,350,000	\$146,330.00	(1,203,670.00)
Downtown Phase 2	\$185,000	-0-	(185,000.00)
Library	\$600,000	\$142,581.33	(457,418.67) (98,133.77)
		March Interest	25,000
		June Interest	25,000
		Remaining amount from 2004 Bond Issue	(48,133.77)*

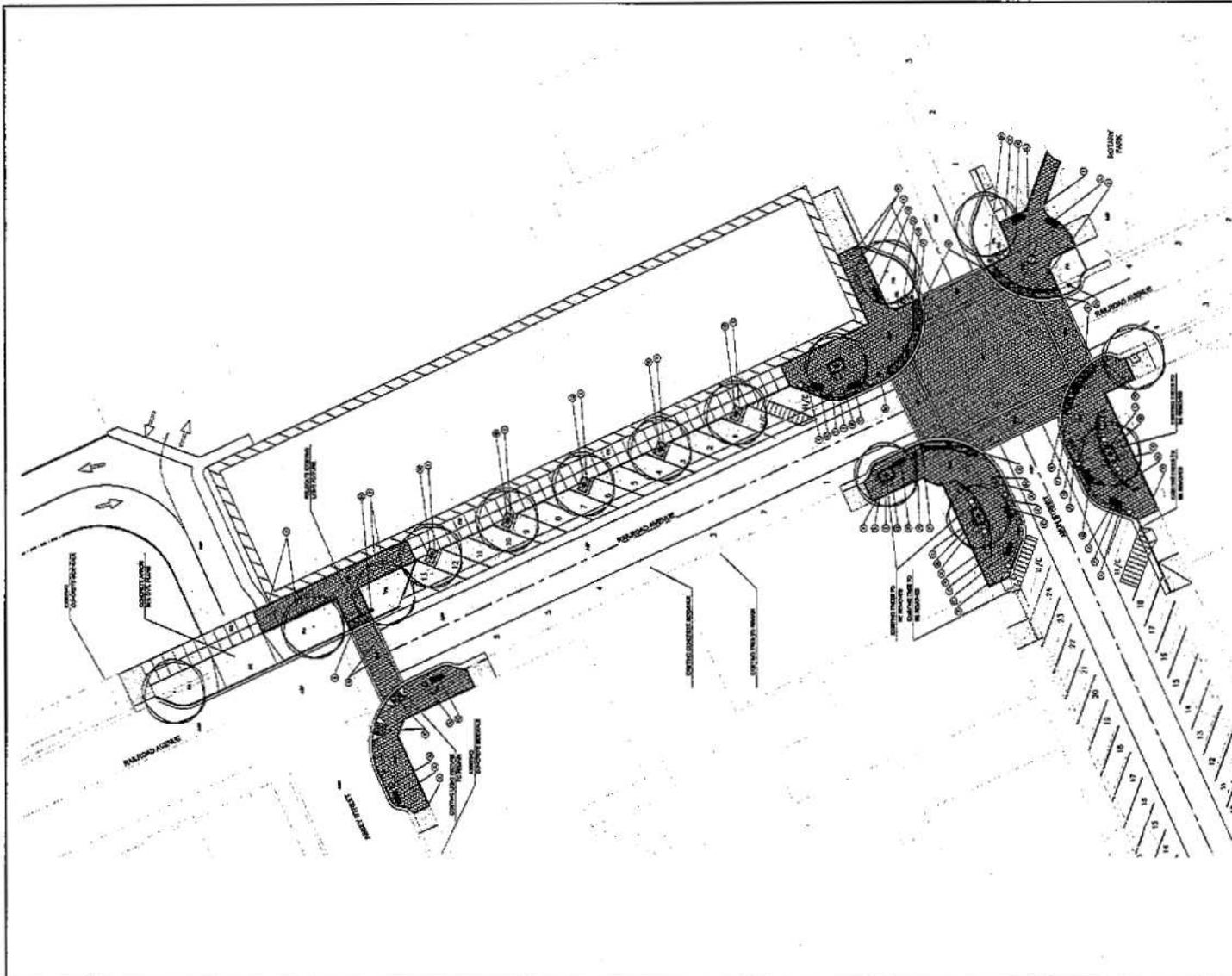
*This amount may be available from additional interest earnings or if not this amount is available from tax increment funds.

Note: Other funding sources were considered including:

- Street Impact Fees – These funds cannot be used for the Downtown Improvement Project as there is not a nexus between the Downtown Improvement Project and the requirements for the use of Street Impact Fees;
- 2007 Bond Issue – There are no funds available from the 2007 Bond issue; all these funds are committed to the future Public Safety Facility;

- General Impact Fees – There are no funds available from the General Impact Fees; all these funds are committed to the future Public Safety Facility.

ATTACHMENTS: Project Phasing Map
Revised Project Budget Sheet (PBS) for Phase 1, Project No. 06-07 (Alt A)
New Project Budget Sheet (PBS) for Phase 2, Project No. 08-01
Exhibit Plans for Alts A, B, B1 and P (4-11x17 sheets)



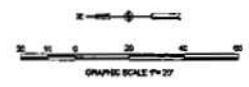
MATERIAL SCHEDULE

ABBREVIATION / SYMBOL	DESCRIPTION
SCORLINE	SCORLINE (SEE DET. 0, SHT. LCD-0)
ASP	ASPHALT PAVING (SEE CIVIL PLANS / DETAILS)
CC	CONCRETE PAVING (SEE DET. 0, SHT. LCD-0)
PBP	PEDESTRIAN BRICK PAVING (SEE DET. 0, SHT. LCD-0)
VBP	VEHICULAR BRICK PAVING (SEE DET. 0, SHT. LCD-0)
PA	PLANTING AREA (SEE LANDSCAPE PLANTING PLANS)
1	TREE WELL TYP. (SEE DET. 0, SHT. LCD-1)
2	CONCRETE CURB (SEE DET. 0, SHT. LCD-1)
3	CONCRETE BANK (SEE DET. 0, SHT. LCD-1)
4	PRE-CAST CONCRETE WALL (SEE DET. 0, SHT. LCD-1)
5	DRAIN INLET (SEE DET. 0, SHT. LCD-1)
6	ADA DETECTABLE PAVERS (SEE DET. 0, SHT. LCD-1)
7	IRRIGATION SLEEVING (SEE DET. 0, SHT. LCD-1 & IRRIGATION SHTS. LPI-1-LPI-4)

SITE FURNISHINGS

SYMBOL	DESCRIPTION
A	LITTER RECEPTACLE (SEE FIN. SCHED. SHT. LF-1)
B	NOT USED
C	6" WOOD SLAT BENCH (SEE FIN. SCHED. SHT. LF-1)
D	NOT USED
E	TREE GUARD (SEE FIN. SCHED. SHT. LF-1)
F	BOLLARD (SEE FIN. SCHED. SHT. LF-1)
G	TREE GRATE (SEE FIN. SCHED. SHT. LF-1)
H	LIGHT FIXTURE (SEE FIN. SCHED. SHT. LF-1)
I	BIKE RACK (SEE FIN. SCHED. SHT. LF-1)
J	FUTURE RESTAURANT DINING SCREEN TO BE SELECTED BY OWNER
K	FUTURE RESTAURANT DINING TABLES & CHAIRS TO BE SELECTED BY OWNER
L	EXISTING CLOCK RELOCATION (SEE DET. 0, SHT. LCD-0)

NOTE:
 1. ALL SYMBOLS AND CALLOUTS ARE TYPICAL.
 2. FOR VERTICAL AND HORIZONTAL CONTROL OF IMPROVEMENTS SEE CIVIL PLANS.
 3. FOR ROADS, PARKING LOTS, AND RAMPS SEE CIVIL PLANS.



OPTION - A - FULL BRICK PAVERS
NOT FOR CONSTRUCTION

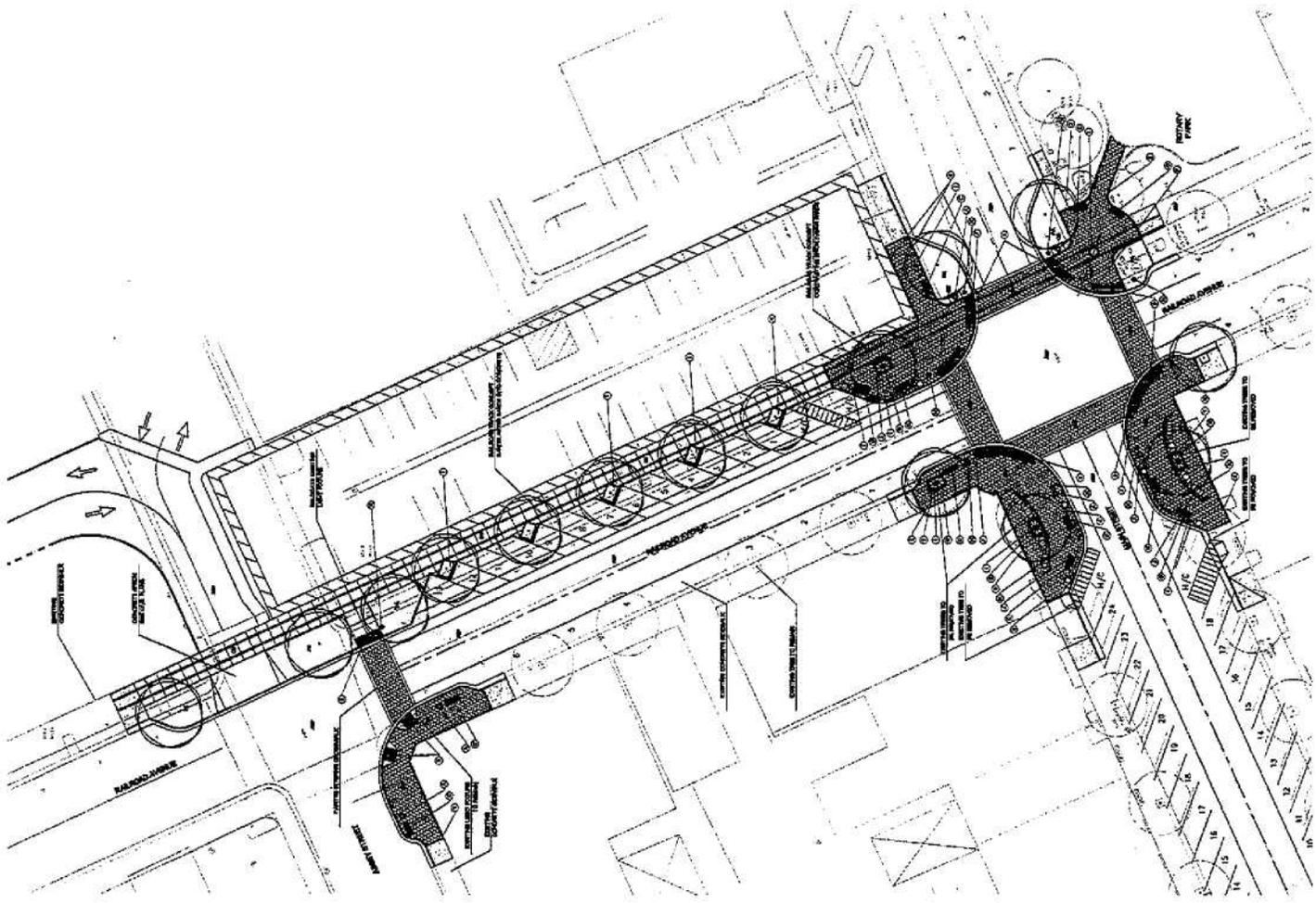
NO.	DATE	REVISIONS
1		
2		
3		
4		
5		

APPROVED BY: _____
 JAMES C. KUMMER, LLA 2281, EXP 01/21/10
 RICK ENGINEERING COMPANY
 DATE: _____

RICK ENGINEERING COMPANY
 2969 PROSPECT PARK DRIVE - SUITE 100
 RANCHO CORDOVA, CA 95670
 916.638.8200
 (FAX) 916.638.8221
COPYRIGHT 2008 RICK ENGINEERING COMPANY

CITY OF WINTERS
STREETSCAPE IMPROVEMENTS
CONSTRUCTION LAYOUT

DATE	MARCH 5, 2008	SHEET	OPA-1
BY	J.S. SHADY		
CHECKED	TRACY GORDON, ASST. MGR.		
DATE			1
BY			2
DATE			3



MATERIAL SCHEDULE

ABBREVIATION / SYMBOL	DESCRIPTION
	SCORELINE (SEE DET. 0, SHT. LCD-0)
ASP	ASPHALT PAVING (SEE CIVL PLANS / DETAILS)
CC	CONCRETE PAVING (SEE DET. 0, SHT. LCD-0)
PBR	PEDESTRIAN BRICK PAVING (SEE DET. 0, SHT. LCD-0)
VBR	VEHICULAR BRICK PAVING (SEE DET. 0, SHT. LCD-0)
PA	PLANTING AREA (SEE LANDSCAPE PLANTING PLANS)
①	TREE WELL, TYP. (SEE DET. 0, SHT. LCD-1)
②	CONCRETE CURB (SEE DET. 0, SHT. LCD-1)
③	CONCRETE BAND (SEE DET. 0, SHT. LCD-1)
④	PRE-CAST CONCRETE WALL (SEE DET. 0, SHT. LCD-1)
⑤	DRAIN INLET (SEE DET. 0, SHT. LCD-1)
⑥	ADA DETECTABLE PAVERS (SEE DET. 0, SHT. LCD-1)
⑦	IRRIGATION BLEEDING (SEE DET. 0, SHT. LCD-1 & IRRIGATION SHT. LIP-1-LIP)

SITE FURNISHINGS

SYMBOL	DESCRIPTION
A	LITTER RECEPTACLE (SEE FIN. SCHED. SHT. LF-1)
B	NOT USED
C	6" WOOD SLAT BENCH (SEE FIN. SCHED. SHT. LF-1)
D	NOT USED
E	NOT USED
F	BOLLARD (SEE FIN. SCHED. SHT. LF-1)
G	NOT USED
H	LIGHT FIXTURE (SEE FIN. SCHED. SHT. LF-1)
I	BIKE RACK (SEE FIN. SCHED. SHT. LF-1)
J	FUTURE RESTAURANT DINING GARDEN TO BE SELECTED BY OWNER
K	FUTURE RESTAURANT DINING TABLES & CHAIRS TO BE SELECTED BY OWNER
L	EXISTING CLOCK RELOCATION (SEE DET. 3 SHT. LCD-0)

NOTE:
 1. ALL SYMBOLS AND CALLOUTS ARE TYPICAL.
 2. FOR VERTICAL AND HORIZONTAL CONTROL OF IMPROVEMENTS SEE CIVIL PLANS.
 3. FOR ROADS, PARKING LOTS, AND RAMPS SEE CIVIL PLANS.



OPTION - B1 - PARTIAL BRICK PAVERS
 NOT FOR CONSTRUCTION

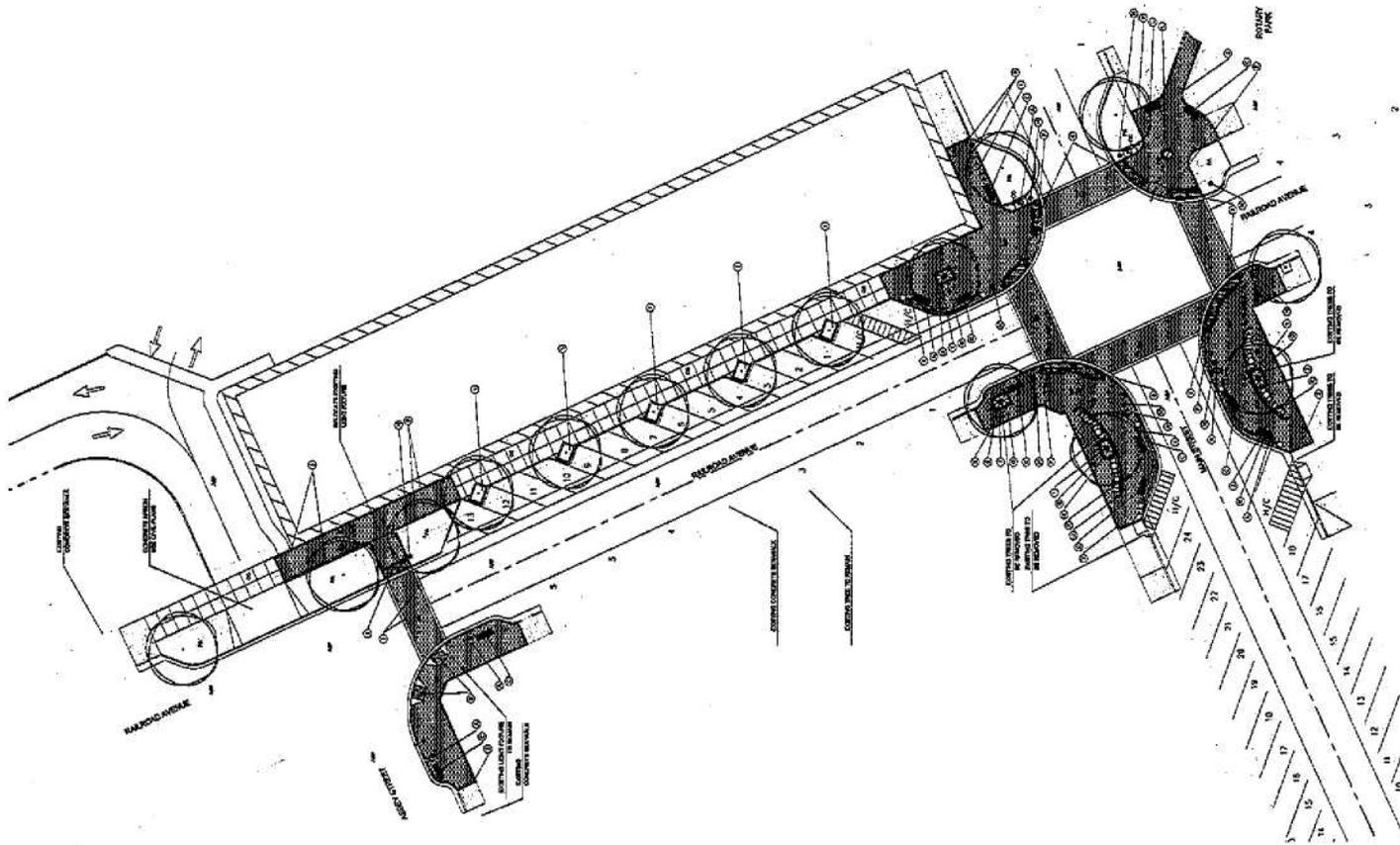
NO.	DATE	REVISIONS
1		
2		
3		
4		

APPROVED BY: _____
 JAMES C. RINK, P.E., LIA 2011, EXP 9103110
 RICK ENGINEERING COMPANY
 DATE: _____

RICK
 ENGINEERING COMPANY
 2969 PROSPECT PARK DRIVE - SUITE 100
 RANCHO CORDOVA, CA 95670
 916.638.8200
 (FAX) 916.638.8221
 COPYRIGHT 2008 RICK ENGINEERING COMPANY

CITY OF WINTERS
STREETSCAPE IMPROVEMENTS
CONSTRUCTION LAYOUT

DATE: MARCH 10 2009	SHEET: OPS1-1
DESIGNED BY: JCR	
CHECKED BY: JCR	
DATE: 3/10/09	
BY: JCR	



MATERIAL SCHEDULE

ABBREVIATION / SYMBOL	DESCRIPTION
SC	SCORELINE (SEE DET. 0, SHT. LCD-0)
ASP	ASPHALT PAVING (SEE CIVIL PLANS / DETAILS)
CC	CONCRETE PAVING (SEE DET. 0, SHT. LCD-0)
CP	CONCRETE PAVERS (SEE DET. 0, SHT. LCD-0)
-	NOT USED
FA	PLANTING AREA (SEE LANDSCAPE PLANTING PLANS)
①	TREE WELL TYP. (SEE DET. 0, SHT. LCD-1)
②	CONCRETE CURB (SEE DET. 0, SHT. LCD-1)
③	CONCRETE SAND (SEE DET. 0, SHT. LCD-1)
④	PRE-CAST CONCRETE WALL (SEE DET. 0, SHT. LCD-1)
⑤	DRAIN INLET (SEE DET. 0, SHT. LCD-1)
⑥	ADA DETECTABLE PAVERS (SEE DET. 0, SHT. LCD-1)
⑦	IRRIGATION SLEEVING (SEE DET. 0, SHT. LCD-1 & IRRIGATION SHTS. (IP-1)-(IP-4))

SITE FURNISHINGS

SYMBOL	DESCRIPTION
A	LITTER RECEPTACLE (SEE FIN. SCHED. SHT. LF-1)
B	NOT USED
C	2" WOOD SLAT BENCH (SEE FIN. SCHED. SHT. LF-1)
D	NOT USED
E	NOT USED
F	DOLLARD (SEE FIN. SCHED. SHT. LF-1)
G	NOT USED
H	LIGHT FIXTURE (SEE FIN. SCHED. SHT. LF-1)
I	BIKE RACK (SEE FIN. SCHED. SHT. LF-1)
J	FUTURE RESTAURANT DINING SCREEN TO BE SELECTED BY OWNER
K	FUTURE RESTAURANT DINING TABLES & CHAIRS TO BE SELECTED BY OWNER
L	EXISTING CLOCK RELOCATION (SEE DET. 0, SHT. LCD-0)

NOTE:
 1. ALL SYMBOLS AND CALLOUTS ARE TYPICAL.
 2. FOR VERTICAL AND HORIZONTAL CONTROL OF IMPROVEMENTS SEE CIVIL PLANS.
 3. FOR ROADS, PARKING LOTS, AND RAMPS SEE CIVIL PLANS.



OPTION - P - CONCRETE PAVERS
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS

APPROVED BY: _____
 JAMES G. KLINGBEIN, LEA 22847, CDP 01021170
 RICK ENGINEERING COMPANY
 DATE: _____

RICK ENGINEERING COMPANY
 2369 PROSPECT PARK DRIVE - SUITE 100
 RANCHO CORDOVA, CA 95670
 916.638.6200
 (FAX) 916.638.6221
copyright 2008 Rick Ewing (2) no copywrite

CITY OF WINTERS
STREETSCAPE IMPROVEMENTS
CONSTRUCTION LAYOUT

MARCH 5, 2008	SHEET
AS SHOWN	OPP-1
15000 08100 01000	3
15000	8
15000	9

Downtown Streetscape Improvements, Phase 1 - ALTERNATIVE A
Project Budget Sheet

CIP#: 06-07

MPFP#(s):

Last Updated: March 2008

Original Approval:

Project Owner: Redevelopment Agency

Project Manager: Cas Ellena

Project Resource: Consultant

DOWNTOWN STREETSCAPE DESIGN GUIDELINES AND PHASE 1 IMPROVEMENTS

Description:

Streetscape Design Guidelines will be developed per the adopted Downtown Master Plan with minimal additional public input. Phase 1 Improvements will include pedestrian and aesthetic improvements on 3/4 of the intersection at Railroad Avenue and Abbey Street, the east side of Railroad Avenue from Abbey to Main, and the entire intersection of Main Street and Railroad Avenue. At each site the project will add expanded sidewalks with aesthetic barriers along edges of roadway, add landscaping and irrigation in new planters, enhance pedestrian crossings, install new street furniture, add to the City storm drainage facilities as needed for the pedestrian improvements and provide minimal upgrading/infill of lighting systems where needed. This redefined project replaced and used the approved funding for project nos 06-06, 06-07, 06-08, and 06-09, but will not perform the alley improvements defined in project no. 06-06. The mid-block crossing on Main and the intersection of First and Main are shifted into a Phase 2 project.

Authority:

This project will generally enhance the community amenities and funding is being provided from CDA bond proceeds.

Budget:						
Item		%	Amount	Item	%	Amount
Project Management			\$ 75,000	Investigations		
Construction Management		11.3%	\$ 104,000	Land		\$ -
Consultant Design			\$ 250,000	Construction		\$ 921,000
RW Consultant			\$ -	Other		
CEQA				Project Total:		\$ 1,350,000

Financing Schedule:		Project Start: 2006		Project Completion: 2008		
Phases: Phase 1						
Fund Code:	702					
Name:	Redevelopment	Blank	Blank	Blank	Blank	Blank
Prior FY:						FY Totals
FY 06/07:	\$ 40,000					\$ -
FY 07/08:	\$ 265,000					\$ 40,000
FY 08/09:	\$ 1,045,000					\$ 265,000
FY 09/10:						\$ 1,045,000
FY 10/11:						\$ -
Fund Totals:	\$ 1,350,000	\$ -	\$ -	\$ -	\$ -	\$ -
Ratios:	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
						100.0%

Recommended for Submittal

Recommended for Approval (Dept. Head)

Finance Department Approval

City Manager Approval

(name/title)	(date)
(name/title)	(date)
Shelly Gunby, Director of Finance	(date)
John Donlevy, City Manager	(date)

**Downtown Streetscape Improvements, Phase 2 STIP Funded
Project Budget Sheet**

CIP#: 08-01

MPFP#(s):

Last Updated: March 2008

Original Approval:

Project Owner: Redevelopment Agency

Project Manager: Cas Ellena

Project Resource: Consultant

DOWNTOWN STREETScape PHASE 2 IMPROVEMENTS

Description:

These Phase 2 Improvements will include pedestrian and aesthetic improvements on the west side of Railroad Avenue from Abbey to Main, the entire intersection of Main Street and First Street, and a mid-block crossing at the pasco on Main Street with intermediate lighting and concrete repairs in the same block. At each site the project will add expanded sidewalks with aesthetic barriers along edges of roadway, add landscaping and irrigation in new planters, enhance pedestrian crossings, install new street furniture, add to the City storm drainage facilities as needed for the pedestrian improvements and provide minimal upgrading/infill of lighting systems where needed. **STIP FUNDING TO GO AGAINST CONSTRUCTION PHASE ONLY. The Main Street mid-block crossing was rolled out of the first phase along with the corresponding budget value totalling \$185,000.**

Authority:

This project will generally enhance the community amenities and funding is being provided from CDA bond proceeds.

Budget:						
Item		%	Amount	Item	%	Amount
Project Management			\$ 25,000	Investigations		
Construction Management			\$ 55,000	Land		\$ -
Consultant Design			\$ 55,000	Construction		\$ 545,000
RW Consultant			\$ -	Other		
CEQA				Project Total:		\$ 680,000

Financing Schedule:		Project Start:	2006	Project Completion:	2008		
Phases: Phase 1							
Fund Code:	702						
Name:	Redevelopment	STIP-TE	Blank	Blank	Blank	Blank	FY Totals
Prior FY:							\$ -
FY 06/07:							\$ -
FY 07/08:							\$ -
FY 08/09:	\$ 80,000						\$ 80,000
FY 09/10:	\$ 105,000	\$ 495,000					\$ 600,000
FY 10/11:							\$ -
Fund Totals:	\$ 185,000	\$ 495,000	\$ -	\$ -	\$ -	\$ -	\$ 680,000
Ratios:	27.2%	72.8%	0.0%	0.0%	0.0%	0.0%	100.0%

Recommended for Submittal

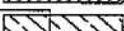
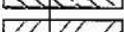
Recommended for Approval (Dept. Head)

Finance Department Approval

City Manager Approval

Nicholas J Ponticello, City Engineer	(date)
Cas Ellena, Community Development Agency Director	(date)
Shelly Gunby, Director of Finance	(date)
John Donlevy, City Manager	(date)

LEGEND

-  STREETScape PHASE 1
-  STREETScape PHASE 2 (FULL IMPROVEMENT)
-  STREETScape PHASE 2 (PARTIAL IMPROVEMT)
-  PHASE 3 (NON-PARTICIPATING)
-  MONTICELLO REDEVELOPMENT

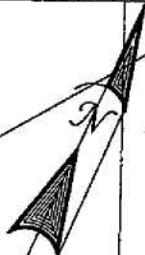
ABBHEY ST.

FIRST ST.

RAILROAD AVE.

MAIN ST.

E. N



CITY OF WINTERS

DOWNTOWN STREETScape PHASING

PONDICELLO ENTERPRISES
CONSULTING ENGINEERS

DATE: EE9-21, 2008
BY: A. Utterback

SHEET:
1 of 1