



Winters City Council Meeting  
City Council Chambers  
318 First Street  
Tuesday, June 15, 2010  
6:30 p.m.  
**AGENDA**

*Members of the City Council*

*Michael Martin, Mayor  
Woody Fridae, Mayor Pro Tempore  
Harold Anderson  
Cecilia Aguiar-Curry  
Tom Stone*

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

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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

COUNCIL/STAFF COMMENTS

PUBLIC COMMENTS

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

### CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support and may be enacted by the City Council in one motion in the form listed below. There will be no separate discussion of these items. However, before the City Council votes on the motion to adopt, members of the City Council, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Items(s) removed will be discussed later in the meeting as time permits.

- A. Minutes of the Regular Meeting of the City Council of the City of Winters Held on Tuesday, June 1, 2010 (pp 1-6)
- B. Accept Recommendations from Council Members to Re-appoint Winters Putah Creek Committee Members to the Winters Putah Creek Committee (WPCC). Also, Accept Recommendation for New Student Representative (pp 7)
- C. City Manager's Contract: Amendment #3 - Retirement and Administrative Leave Benefit Reductions (pp 8-11)
- D. Resolution 2010-37, A Resolution of the City Council of the City of Winters Establishing an Appropriation Limit Pursuant to Article XIII B of the California Constitution for Fiscal Year 2010-2011 (pp 12-15)
- E. Approval of Amplified Sound Permit for Winters Friends of the Library Annual July Gazebo Concerts Held on Thursday Evenings (pp 16-18)

### PRESENTATIONS

### DISCUSSION ITEMS

1. Joint Public Hearing with Community Development Agency, Adopt Resolution 2010-04, a Resolution Authorizing the Executive Director to Execute and Amended and Restated Owner Participation Agreement with Central Valley Coalition for Affordable Housing, and Adopt Resolution 2010-36, a Resolution Authorizing the City Manager to Execute a Payment in Lieu of Property Taxes, and a Maintenance Agreement with the Developer of the Orchard Village Project (pp 19-92)
2. Joint Public Hearing with Community Development Agency, Adopt Resolution 2010-38, a Resolution Approving a Community Development Block Grant CDBG Allocation for Public Improvements in Support of New Housing Construction, Homeownership Assistance, and a Public Facility Set-Aside Grant Application in the Amount of \$800,000 for the Fiscal Year 2010-2011 (pp 93-102)

3. Public Hearing, Second Reading and Adoption of Ordinance 2010-04, An Ordinance of the City Council of the City of Winters, Amending Title 2, Chapter 2.56 of the Winters Municipal Code Regarding Disaster and Emergency Organization (pp 103-106)
4. Public Hearing and Adoption of Resolution 2010-xx, A Resolution of the City Council of the City of Winters Approving a 2010/2011 Application for Funding and the Execution of a Grant Agreement and Any Amendments Thereto from the General Native American Allocation of the State CDBG Program **(Information to Follow)**
5. Public Hearing and Adoption of Resolution 2010-39, A Resolution of the City Council of the City of Winters Approving the Tentative Parcel Map (Jordan Tentative Parcel Map) for the Property Located at the Southwest Quadrant of Interstate 505 and State Route 128 (Grant Avenue) Totaling 11.72 Acres (pp 107-141)
6. Public Hearing, Second Reading and Adoption of Ordinance 2010-05, an Ordinance of the City of Winters Amending Title 17, Chapter 17.120 of the Winters Municipal Code Regarding Vacant and Abandoned Property Registration (pp 142-144)
7. Resolution 2010-34, A Resolution of the City Council of the City of Winters Approving and Adopting a Budget of Estimated Revenues and Expenditures for Fiscal Year 2010-2011 and 2011-2012 (pp 145-148)

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COMMUNITY DEVELOPMENT AGENCY

1. Joint Public Hearing with the City Council, Adopt Resolution 2010-04, a Resolution Authorizing the Executive Director to Execute and Amended and Restated Owner Participation Agreement with Central Valley Coalition for Affordable Housing, and Adopt Resolution 2010-36, a Resolution Authorizing the City Manager to Execute a Payment in Lieu of Property Taxes, and a Maintenance Agreement with the Developer of the Orchard Village Project **(Documentation Under Discussion Item #1)**
2. Joint Public Hearing with the City Council, Adopt Resolution 2010-38, a Resolution Approving a Community Development Block Grant CDBG Allocation for Public Improvements in Support of New Housing Construction, Homeownership Assistance, and a Public Facility Set-Aside Grant Application in the Amount of \$800,000 for the Fiscal Year 2010-2011 **(Documentation Under Discussion Item #2)**
3. Resolution 2010-35, A Resolution of the Community Development Agency of the City of Winters Approving and Adopting a Budget of Estimated Revenues and Expenditures for Fiscal year 2010-2011 and 2011-2012 (pp 149-150)

4. Neighborhood Foreclosure Program (pp 151-152)

## CITY MANAGER REPORT

### INFORMATION ONLY

1. Dog Attack (pp 153)
2. Investment Report for March 2010 (pp 154-155)
3. Treasurer Report for March 2010 (pp 156-162)
4. Investment Report for April 2010 (pp 163-164)
5. Treasurer Report for April 2010 (pp 165-171)

### EXECUTIVE SESSION

Consultation with Real Property Negotiator per Government Code Section 54957.6 – 426 Cottage Circle, Winters, CA, APN 030-920-08

City Manager Performance Evaluation Pursuant to Section 54957 of the Government Code

### ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the June 15, 2010 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 June 10, 2010, and made available to the public during normal business hours.

*Nancy Jensen, Administrative Asst. for*  
Nanci G. Mills, City Clerk *Nanci G. Mills*

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Wednesday at 10:00 a.m.

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