



Winters City Council Meeting  
City Council Chambers  
318 First Street  
Tuesday, August 6, 2013  
6:30 p.m.  
**AGENDA**  
(pp 1-4)

*Members of the City Council*

*Cecilia Aguiar-Curry, Mayor  
Woody Fridae, Mayor Pro-Tempore  
Harold Anderson  
Wade Cowan  
Bruce Guelden*

*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 Winters City Council Held on Tuesday, July 16, 2013 (pp 5-9)
- B. Parade Permit Application Submitted by David & Melissa Borges (pp 10-13)
- C. Resolution 2013-25 Confirming Delinquent Utility Bills (pp 14-16)
- D. Consultant Services Agreement with Fraser & Associates for Hotel Fiscal Analysis (pp 17-23)
- E. Consultant Services Agreement with Consero Solutions for Project Management Services (pp 24-30)

### PRESENTATIONS

Plaques of Appreciation for Planning Commissioners Richard Kleeberg and Joe Tramontana

### DISCUSSION ITEMS

- 1. Bellevue North 250 LLC Annexation – Workshop (pp 31-37)
- 2. Public Hearing and Second Amendment to the Previously Approved Development Agreement for Development of the Property Commonly Known as the Hudson-Ogando Property (pp 38-54)
- 3. Public Hearing and Second Amendment to the Previously Approved Development Agreement for Development of the Property Commonly Known as Callahan Estates (pp 55-71)
- 4. Appointment of City Park Rehabilitation Committee to Study and Provide Input on Recommended Improvements for the Rehabilitation of City Park (pp 72-86)
- 5. Membership to the Yolo Natural Heritage Program Joint Powers Authority (pp 87)

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CITY OF WINTERS AS SUCCESSOR AGENCY TO THE WINTERS  
COMMUNITY DEVELOPMENT AGENCY

1.

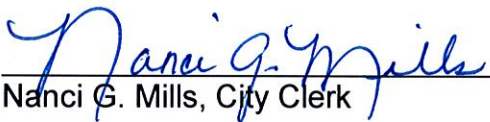
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CITY MANAGER REPORT

INFORMATION ONLY

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the August 6, 2013 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 August 1, 2013, and made available to the public during normal business hours.

  
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Nanci G. Mills, City Clerk

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

*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 Library – 708 Railroad Avenue*

*City Hall – Finance Office - 318 First Street*

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Wednesday at 10:00 a.m.

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