



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, May 20, 2014
6:30 p.m.

AMENDED 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*

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, May 6, 2014 (pp 5-10)
- B. Minutes of the Joint Workshop of the Winters City Council and Winters Planning Commission Held on Tuesday, May 13, 2014 (pp 11-12)
- C. Resolution 2014-13, a Resolution of the City Council of the City of Winters, Initiating Proceedings for the Annual Levy and Collection of Assessments for the City-Wide Maintenance Assessment District, Fiscal Year 2013/2014 (pp 13-15)
- D. Resolution 2014-14, a Resolution of the City Council of the City of Winters Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its' Intention to Levy and Collect Annual Assessments and Provide Notice of Hearings Thereof for the City-Wide Maintenance Assessment District, Fiscal Year 2013/2014 (pp 16-72)
- E. Approve the Public Improvement Agreement and Authorize the Mayor to Execute the Public Improvement Agreement for Dollar General (pp 73-98)
- F. Approve Contract for Van Lant and Fankhanel, LLP for Auditing Services for 2013-2014, 2014-2015, and 2015-2016 (pp 99-124)
- G. Resolution 2014-16, Approving the Transportation Development Act Claim for 2014-2015 (pp 125-132)
- H. Letter of Support for the Permanent Protection for the Public Lands of the Berryessa Snow Mountain Region as a National Conservation Area and/or National Monument (pp133-135)
- I. **Letter of Support for the Proposed UC Davis Nitride-Enabled Extreme Integrated Systems (NEXIS) Engineering Research Center**

PRESENTATIONS

Sacramento-Yolo Mosquito & Vector Control District – Gary Goodman, District Manager

Tim O'Halloran, General Manager of Yolo County Flood Control
and Water Conservation District

DISCUSSION ITEMS

1. Second Reading and Adoption of Ordinance 2014-03, an Ordinance of the City Council of the City of Winters amending Title 2, Chapter 2.04 of the Winters Municipal Code to Replace Robert's Rules of Order with Rosenberg's Rules of Order (pp 136-148)
2. 2013 Annual Wastewater Report Submitted by Jim Keating, Project Manager, Severn Trent Services (pp 149-156)
3. Resolution 2014-17 Establish an Appropriations Limit for 2014-2015 (pp 157-164)
4. 2014-2015 and 2015-2016 Budget Information (pp 165-189)

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

- 1.

CITY MANAGER REPORT

INFORMATION ONLY

1. March 2014 Treasurer Report (pp 190-196)
2. March 2014 Investment Report (pp 197-198)

EXECUTIVE SESSION

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the May 20, 2014 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 May 15, 2014, and made available to the public during normal business hours.

Nanci G. Mills by Tracy Jensen
Nanci G. Mills, City Clerk

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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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City Hall – Finance Office - 318 First Street

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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 Meeting
Held on May 6, 2014

Mayor Cecilia Aguiar-Curry called the meeting to order at 6:30 p.m.

Present: Council Members Harold Anderson, Wade Cowan, Woody Fridae, Bruce Guelden and Mayor Cecilia Aguiar-Curry
Absent: None
Staff: City Manager John Donlevy, City Clerk Nanci Mills, Environmental Services Manager Carol Scianna, Housing Programs Manager Dan Maguire, Director of Financial Management Shelly Gunby, and Afterschool Program Staff Members Nicole Halley and Diane Tafolla.

Ka'imipono K.D. Drumright led the Pledge of Allegiance.

Approval of Agenda: Motion by Council Member Fridae, second by Council Member Cowan to approve the agenda. Motion carried with the following vote:

AYES: Council Members Anderson, Cowan, Fridae, Guelden and Mayor Aguiar-Curry
NOES: None
ABSENT: None
ABSTAIN: None

COUNCIL/STAFF COMMENTS

PUBLIC COMMENTS: None

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, April 15, 2014
- B. Resolution 2014-15, a Resolution of the City Council of the City of Winters for the Approval of a Contract with Ascent Environmental for Preparation of Environmental Impact Report for the Proposed PG&E Gas Safety Training Facility Project **(To Discussion Item 6)**
- C. Proclamation Honoring Eagle Scout Ka'imipono K.D. Drumright
- D. Street Closure Request for East Main Street between Railroad Avenue and Elliot Street for a Rotary Club/Chamber of Commerce Summer Festival and Fishing Derby to be Held on June 7th
- E. Amplified Sound Permit Application and Request for Street Closure on Sunday, June 1st at 402 Pear Place
- F. Amplified Sound Permit Application Submitted by Pastor Steve Rutledge for a Community Tent Revival to be Held on June 13th-15th East of Lorenzo's Market

City Manager Donlevy gave an overview and requested that Consent Item B be moved to discussion. Motion by Council Member Guelden, second by Council Member Fridae to approve the Consent Calendar, excluding Item B. Motion carried with the following vote:

AYES: Council Members Anderson, Cowan, Fridae, Guelden and Mayor Aguiar-Curry
NOES: None
ABSENT: None
ABSTAIN: None

PRESENTATIONS

Council Members Cowan and Guelden presented the Proclamation to Eagle Scout Ka'imipono K.D. Drumright, congratulating him for his achievements and wishing him the best of luck in his future endeavors.

DISCUSSION ITEMS

1. Public Hearing, Introduction and Waive the First Reading of Ordinance 2014-03, an Ordinance of the City Council of the City of Winters amending Title 2, Chapter 2.04 of the Winters Municipal Code to Replace Robert's Rules of Order with Rosenberg's Rules of Order

City Clerk Nanci Mills gave an overview. Mayor Aguiar-Curry opened the public hearing at 6:55 p.m. and closed the public hearing at 6:55 p.m. with no public

input. Motion by Council Member Fridae, second by Council Member Guelden to introduce and waive the first reading of Ordinance 2014-03. Motion carried with the following vote:

AYES: Council Members Anderson, Cowan, Fridae, Guelden and Mayor Aguiar-Curry
NOES: None
ABSENT: None
ABSTAIN: None

2. Proposal by Edgar Chavez Regarding the Formation of a Winters Youth Council

Winters resident Edgar Chavez's proposal of the formation of a Winters Youth Council was presented to Council, including an annual budget of \$400. In addition to enhancing youth involvement with civic activities and fostering youth leadership, Council Member Cowan said he would like to see the Winters Youth Council assist with Youth Day. Council Member Anderson asked for a report for the \$400 proposed budget.

Motion by Council Member Guelden, second by Council Member Fridae, to approve the formation of a Winters Youth Council, including a recommendation to review the Winters Youth Council after one year. Motion carried with the following vote:

AYES: Council Members Anderson, Cowan, Fridae, Guelden and Mayor Aguiar-Curry
NOES: None
ABSENT: None
ABSTAIN: None

3. Approval of Contract with Tully & Young to Assist in Obtaining Temporary Recycled Wastewater Permit for Agricultural Irrigation to Adjacent Lands

Environmental Services Manager Carol Scianna gave an overview. Motion by Council Member Fridae, second by Council Member Anderson to approve the contract with Tully & Young to assist the City in obtaining a Temporary Recycled Wastewater Permit for agricultural irrigation to adjacent lands. Motion carried with the following vote:

AYES: Council Members Anderson, Cowan, Fridae, Guelden and Mayor Aguiar-Curry
NOES: None
ABSENT: None
ABSTAIN: None

4. Approve an Exclusive Negotiating Rights Agreement between the City and Royal Guest in Regards to the Downtown Hotel Project

Housing Programs Manager Dan Maguire gave an overview.

Council Member Anderson recused himself due to a possible conflict of interest.

City Manager Donlevy said upon approval of the agreement, the City would enter into a 90-day exclusive negotiating period with Royal Guest. Mayor Aguiar-Curry said she admired the scaled-down version and Council Member Cowan agreed, saying he preferred 51 units as opposed to 80 units proposed by the other developer.

Motion by Council Member Cowan, second by Council Member Fridae to approve an Exclusive Negotiating Rights Agreement between the City of Winters and Royal Guest in regards to the Downtown Hotel Project. Motion carried with the following vote:

AYES: Council Members Cowan, Fridae, Guelden and Mayor Aguiar-Curry
NOES: None
ABSENT: Council Member Anderson
ABSTAIN: None

5. KodaCamp Summer Program

Council Member Anderson returned to the dias.

Director of Administrative Services Nanci Mills gave an overview and introduced Mr. Ravi Tumber, who provided some detail about the program and how he came to be involved in a program that will bring the community together.

Program Coordinators Nicole Halley and Diane Tafolla talked about the importance of continuing the education of Winters students from the time school is out in May until the time it resumes in August.

Motion by Council Member Fridae, second by Council Member Guelden to approve the KodaCamp Summer Program. Motion carried with the following vote:

AYES: Council Members Anderson, Cowan, Fridae, Guelden and Mayor Aguiar-Curry
NOES: None
ABSENT: None
ABSTAIN: None

6. Resolution 2014-15, a Resolution of the City Council of the City of Winters for the Approval of a Contract with Ascent Environmental for Preparation of Environmental Impact Report for the Proposed PG&E Gas Safety Training Facility Project

Council Member Anderson recused himself due to a possible conflict of interest.

Director of Financial Management Shelly Gunby gave an overview.

Motion by Council Member Fridae to approve Resolution 2014-15 approving a contract with Ascent Environmental for the preparation of an EIR for the proposed PG&E Gas Safety Training Facility Project. Motion carried with the following vote:

AYES: Council Members Anderson, Cowan, Fridae, Guelden and Mayor Aguiar-Curry
NOES: None
ABSENT: None
ABSTAIN: None

Council Member Anderson returned to the dias.

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

1. None

CITY MANAGER REPORT: The City Council/Planning Commission joint workshop will be held on May 13th, the Winters Friends of the Library have received \$17,605 for the Big Day of Giving (as of today), and a Lake Berryessa item will be coming back to Council.

EXECUTIVE SESSION: None

ADJOURNMENT: Mayor Aguiar-Curry thanked everyone for their help and participation with Youth Day, and Council Member Cowan congratulated Mayor Aguiar-Curry for being named as a "Woman Who Means Business". Mayor Aguiar-Curry adjourned the meeting at 7:45 p.m.

Cecilia Aguiar-Curry, MAYOR

ATTEST:

Nanci G. Mills, City Clerk



Minutes of the Joint Workshop of the Winters City Council and Planning Commission Held on May 13, 2014

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
Ethan Walsh, Assistant City Attorney
Nanci Mills, City Clerk*

Members of the Planning Commission

*Bill Biasi, Chairman
Pierre Neu, Vice Chairman
Dave Adams
Lisa Baker
Kate Frazier
Luis Reyes
Patrick Riley*

*David Dowswell, Contract Planner
Jenna Moser, Management Analyst*

Mayor Aguiar-Curry called the joint workshop to order at 6:30 p.m.

Present: City Council Members Harold Anderson, Wade Cowan, Woody Fridae, Bruce Guelden, Mayor Cecilia Aguiar-Curry, Planning Commissioners Dave Adams, Lisa Baker, Kate Frazier, Pierre Neu, Luis Reyes, Patrick Riley, and Chairman Bill Biasi.

Absent: None

Staff: City Manager John Donlevy, City Clerk Nanci Mills, Assistant City Attorney Ethan Walsh, Director of Financial Management Shelly Gunby and Housing Programs Manager Dan Maguire.

City Manager John Donlevy, Jr. led the Pledge of Allegiance.

Approval of Agenda: Motion by Council Member Fridae, second by Council Member Cowan to approve the agenda. Motion carried with the following vote:

AYES: Council Members Anderson, Cowan, Fridae, Guelden and Mayor Aguiar-Curry

NOES: None

ABSENT: None

ABSTAIN: None

COUNCIL/STAFF COMMENTS

PUBLIC COMMENTS: None

CONSENT CALENDAR: None

PRESENTATIONS: None

DISCUSSION ITEMS

1. Downtown Hotel Site Plan and Design Plan Workshop

Councilmember Anderson recused himself due to a possible conflict of interest.

Mike Olivas gave a power point presentation on the hotel project along with his partner Ashok Patel. Mr. Patel owns several other properties and offered tours to any interested parties and thanked everyone for the opportunity to present this item.

2. Highlands Development Agreement Workshop

Councilmember Anderson returned to his seat on the dias.

Jeremy Goulart and Jeff Pemstein of Homes by Towne gave a presentation on the Winters Highland project. After a lengthy discussion, City Manager Donlevy stated that the Assignment and Assumption Agreement that was currently being worked on would come back to the City Council on May 20, 2014.

CITY MANAGER REPORT: None

EXECUTIVE SESSION: None

ADJOURNMENT: Mayor Aguiar-Curry adjourned the meeting at 9:05 p.m.

Cecilia Aguiar-Curry, MAYOR

ATTEST:

Nanci G. Mills, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE : May 20, 2014

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

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

SUBJECT: Resolution 2014-13, Initiating Proceedings for the Annual Levy and Collection of Assessments for the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2014/2015

RECOMMENDATION: Staff recommends the City Council adopt the attached Resolution, initiating the proceedings for the annual levy and collection of the annual assessments of the City of Winters City-Wide Maintenance Assessment District.

BACKGROUND : The assessments from the City's landscape maintenance district are used to maintain the City's parks, landscape areas, and electricity for street lighting . The District's assessments must, by Code, and pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), be established every year. The first step is to adopt a resolution initiating the assessment proceedings, designate the engineer of work, and order the preparation of the Engineer's Report. This is the same procedure that has been followed for all previous years. The City has retained Willdan Financial Services as the Engineer of Work to prepare the fiscal Year 2014/2015 City of Winters Engineers Report and file it with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

Staff will be submitting to the City Council the necessary maps, reports and resolutions so that the assessments can be adopted prior to the last day to file with the County.

ALTERNATIVES : None

FISCAL IMPACT: None

RESOLUTION NO. 2014-13

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS, CALIFORNIA,
INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF
ASSESSMENTS FOR THE CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT
DISTRICT, FISCAL YEAR 2014/2015**

The City Council of the City of Winters, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the City of Winters City-Wide Maintenance Assessment District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Winters to pay the maintenance and services of landscaping and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: the installation, maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, street lighting and associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WINTERS,
THIS 20th DAY OF MAY, 2014.**

I, Nanci G. Mills, City Clerk of the City of Winters, County of Yolo, State of California do hereby certify that the foregoing Resolution No. 2014-13 was regularly adopted by the City Council of said

City of Winters at a regular meeting of said council held on the 20th day of May, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Cecilia Aguiar-Curry, Mayor, City of Winters

ATTEST:

Nanci G. Mills, City Clerk, City of Winters



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE : May 20, 2014

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

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

SUBJECT: Resolution 2014-14, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments and Providing Notice of Hearings Thereof for the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2014/2015

RECOMMENDATION: Staff recommends the City Council adopt the attached Resolution, preliminarily approving the Engineer's Annual Levy Report, and declaring its' intention to levy and collect annual assessments and providing Notice of Hearings thereof for the City of Winters City-Wide Maintenance Assessment District.

BACKGROUND : The assessments from the City's landscape maintenance district are used to maintain the City's parks, landscape areas, and electricity for street lighting . The District's assessments must, by Code, and pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), be established every year. The first step is to adopt a resolution initiating the assessment proceedings and to designate the engineer of work and order the preparation of the Engineer's Report. This is the same procedure that has been followed for all previous years. The City has retained Willdan Financial Services as the Engineer of Work to prepare the fiscal Year 2014/2015 City of Winters Engineers Report and file it with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

Staff will be submitting to the City Council the necessary maps, reports and resolutions so that the assessments can be adopted prior to the last day to file with the County.

ALTERNATIVES : None

FISCAL IMPACT: None

RESOLUTION NO. 2014-14

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS, CALIFORNIA,
PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND
DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS AND
PROVIDING NOTICE OF HEARINGS THEREOF FOR THE CITY OF WINTERS CITY-WIDE
MAINTENANCE ASSESSMENT DISTRICT, FISCAL YEAR 2014/2015**

The City Council of the City of Winters, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "City of Winters City-Wide Maintenance Assessment District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping and lighting and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2014/2015, pursuant to *Chapter 1, Section 22565* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2014/2015 (Beginning July 1, 2014 and ending June 30, 2015) in accordance with *Chapter 3, Section 22623* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular and approve it as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

- a. A Description of Improvements.

- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2014/2015.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIII D.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping improvements related thereto, for Fiscal Year 2014/2015.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, street lighting and associated appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: All lots or parcels in the City of Winters, the boundaries of the District are coterminous with the City Limits; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as the "City of Winters City-Wide Maintenance Assessment District."

Section 9: The proposed assessment for Fiscal Year 2014/2015 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

Section 10: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the

hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 17, 2014 at 6:30 p.m.**, or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 318 First Street, Winters, California.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WINTERS, THIS 20th DAY OF MAY, 2014.

I, Nanci G. Mills, City Clerk of the City of Winters, County of Yolo, State of California do hereby certify that the foregoing Resolution No. 2014-14 was regularly adopted by the City Council of said City of Winters at a regular meeting of said council held on the 20th day of May, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Cecilia Aguiar-Curry, Mayor, City of Winters

ATTEST:

Nanci G. Mills, City Clerk, City of Winters



City of Winters

City-Wide Maintenance Assessment District

2014/2015 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 20, 2014
Public Hearing: June 17, 2014

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ENGINEER'S REPORT AFFIDAVIT
*City of Winters Maintenance District formed pursuant to the
Landscaping and Lighting Act of 1972*

City of Winters
Yolo County, State of California

This Report contains the complete Engineer's Annual Levy Report for the City of Winters Maintenance District including the boundaries, improvements, budgets and assessments to be levied for Fiscal Year 2014/2015, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2014.

Willdan Financial Services
Assessment Engineer

By: _____

Richard Kopecky
R. C. E. # 16742

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I. OVERVIEW

A. Introduction

The City of Winters ("City") annually levies and collects special assessments in order to maintain the improvements within the City of Winters City-Wide Maintenance Assessment District ("District"). The District was formed in 1993 and is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act"). The boundary of the District is coterminous with the City limits.

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2014/2015. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Yolo Assessor's Office. The County of Yolo Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to *Chapter 3, beginning with Section 22620* of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1, beginning with Section 22640* of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2014/2015.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and

collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. Applicable Legislation

The District has been formed and is annually levied pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, beginning with Section 22500*. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the California Constitution

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIID ("Article XIID")*, which was added to the California Constitution with the passage of statewide Proposition 218 in 1996.

In compliance with the substantive and procedural requirements of *Article XIID*, the City initiated and conducted a property owner Validation Vote. At the conclusion of the Public Hearing on June 3, 1997, all property owner ballots returned were opened and tabulated and confirmed in resolution 97-24. The maximum assessment rate of \$82.50 per Equivalent Residential Dwelling Unit and \$26.25 per Non-Residential parcel was approved by the majority of property owners in the District. Any assessment rate levied that is less than the maximum assessment rate is considered an exempt assessment pursuant to *Article XIID Section 5(b)*. The proposed assessment for any fiscal year may be increased over the previous fiscal year provided the assessment rate does not exceed the maximum assessment rate of \$82.50 per Equivalent Residential Dwelling Unit and \$26.25 per Non-Residential parcel. Any proposed new or increased assessment that exceeds the current maximum assessment shall comply with all provisions of *Article XIID Section 4* including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements;
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
 - d) The removal of trimmings, rubbish, debris, and other solid waste;
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c) Compensation payable to the County for collection of assessments;

- d) Compensation of any engineer or attorney employed to render services;
- e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
- f) Costs associated with any elections held for the approval of a new or increased assessment.

II. DESCRIPTION OF THE DISTRICT & IMPROVEMENTS

The location, boundaries and specific improvements provided within the District are described in this section. The determination and calculation of special benefit is discussed in the Method of Apportionment and the corresponding expenses, revenues and assessments are summarized in the District Budget.

A. The District

The boundary of the District is coterminous with the City limits. The City is located in the southwestern corner of Yolo County. The southern boundary of the City is Putah Creek. The City is bordered to the west by Dry Creek and a view of the Vaca Mountain Range. The eastern limit is Highway 505 while the northern boundary runs to vast tracts of farmland. The City is approximately 10 miles west of the City of Davis and 10 miles north of the City of Vacaville. Winters' urban limit line contains approximately 1,980 acres, of which 1,277 are currently within the incorporated limits.

The principle highways near the City are Interstate 505 and State Highway 128. I-505 forms the eastern boundary of the City limits and connects to Interstate 80 ten miles to the south and Interstate 5 twenty-three miles to the north. State Highway 128 passes directly through the City and is a major access route from Sacramento and Davis to Lake Berryessa and the Napa Valley.

B. The Improvements

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments may fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District are spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

The following is a brief description of the improvements to be maintained and operated:

1. City Park, Rotary Park, Valley Oak Park, Blue Oak Park (formerly Putah Creek Hamlet Park), Winters Highlands Park (upon dedication and construction), and the grounds of City Hall and the Community Center: includes maintenance of sidewalks, curbs and gutters, walkways, trees, shrubs, groundcover, grass, irrigation system, park lighting, play equipment and structures, ball fields, fencing, restrooms, drinking fountains, benches, tables, drainage facilities, slopes, signs, parking lot and street frontage improvements, and other related improvements and facilities.
2. Street Lighting: street, park and trail lighting within the entire District.
3. Median Island Landscaping: public landscaping and irrigation improvements in the median islands within the District.
4. Curbside Landscaping: public landscaping and fencing, behind the curb on collector and arterial streets, where the street is not fronted by a residence or business.

III. METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the *Article XIID Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise

that the assessments will be used to construct and install landscape and lighting improvements within the existing City-Wide Maintenance Assessment District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit".

B. Benefit Analysis

Each of the improvements and the associated costs have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

The assessments have been apportioned proportionate to the benefit received. Although the District contains a mixture of residential and non-residential uses, it is the belief of the City that residential properties benefit from all of the maintained improvements and commercial and other non-residential properties receive only benefits from street lighting. The improvements maintained serve to increase the quality of life in the community and therefore all residents benefit, without regard to lot size, occupancy, etc. The assessments are therefore apportioned equally to all residential dwelling units within the City. Commercial and other non-residential properties have been assessed an equivalent share of the cost of energy and maintenance of the street lighting system.

Properties owned by other agencies and City-owned lands were reviewed to establish benefit. The Winters Unified School District receives a proportional benefit and has entered into a Joint Use Facilities Agreement with the City, which offsets the benefits received by the School District through the equitable use of School facilities. Therefore the School District properties have been assigned a zero assessment.

In prior years there was an added assessment for bank stabilization for those parcels that receive direct benefit from the repair of said creek banks. Unused money for bank stabilization is held in reserve and there are no new or additional assessments for bank stabilization.

There has been a provision made by the City Council to allow for reimbursement of the assessment. This reimbursement is to be made to all property owners who can prove that they have paid the assessment and can show a household income that falls below the City Council approved minimums. It is estimated that approximately 5% of the assessed residential property owners would qualify for this reimbursement. Consequently, some refunds will be made that will result in a net reduction of revenues.

C. Assessment Methodology

Equivalent Benefit Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Benefit Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Benefit Unit method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU). Every other land use is typically converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

For the purposes of relating a single-family unit to other residential properties within the District, all residential units were considered as equivalent, i.e. single-family residences are equivalent to apartment units and other multi-family dwelling units. Commercial and other non-residential properties have been assessed per parcel.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the

annual assessments. The Levy per EBU (Assessment Rate) is the result of dividing the total Balance to Levy by the total District EBU. This Assessment Rate multiplied by each parcel's individual EBU determines each parcel's levy amount.

Street Lighting & Administration

Street Lighting & Administration Costs / Total EBU = Levy per EBU

Levy per EBU x Parcel's EBU = Parcel's Levy Amount-Lighting & Administration

Other Budget Items

Remaining Costs / Residential EBU = Levy per Residential EBU

Levy per Residential EBU x Residential Parcel's EBU = Parcel's Levy Amount-Other

A parcel's total levy amount is calculated by adding together the *Parcel's Levy Amount -Lighting and Administration* and the *Parcel's Levy Amount-Other*.

IV. DISTRICT BUDGET

A. Description of Budget Items

The following describes the services and costs that are funded through the District, shown in the District Budget, Section IV B.

DIRECT COSTS:

Park Maintenance — Includes general operation, maintenance, water, electrical costs, repairs, removals and replacements, spraying, trimming and treatments, debris and other related expenses.

Street Lighting — Includes all costs for removal, replace and/or repair of street/trail lights and appurtenant facilities, power and related costs, pole painting and other related expenses.

Median Island Landscape Maintenance — Includes maintenance, replacements, repairs of irrigation and landscaping, power costs, median curb repairs, trimming, spraying, treatments and other related expenses.

Curbside Landscape Maintenance— Includes maintenance, replacements, repairs of irrigation and landscaping, power costs, sidewalk replacement, trimming, spraying, treatments and other related expenses.

ADMINISTRATION COSTS:

District Administration — The cost to all particular departments and staff of the City for providing the coordination of District maintenance, operations and services of the District, response to public concerns and education, and procedures associated with the levy and collection of assessments. Also, the costs of contracting with professionals to provide any additional administrative, legal, or engineering services specific to the District.

County Administration Fee — The costs to the District for the County to collect assessments on the property tax bills.

LEVY BREAKDOWN:

Reserve Collection/ (Transfer) — The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a)*, provides for a District Reserve Fund. This Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through December 10th or when the County provides the City with the first installment of assessments collected from the property tax bills (typically January or February). Negative amounts shown for this budget item represent transfers from the Reserve

Fund that reduces the Balance to Levy. Maintaining a fully funded Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and also provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

Capital Improvement Fund Collection/(Transfer) — The 1972 Act pursuant to *Chapter 5, beginning with Section 22660*, provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Transfer) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

Although the Budget shown in this Report contains CIF line items, a Capital Improvement Plan has not been established for this District.

Contribution Replenishment — This item represents repayments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/ (Transfer) line item, this item directly impacts the Reserve Fund Balances either positively or negatively.

Repayments are shown as a positive number and represent additional monies being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years and Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures, and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, all available Reserve Funds are

exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount still outstanding.

A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advanced funds to the District as a temporary loan to meet the proposed expenditures. Generally, all available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

Other Revenue Source/General Fund Contribution — This item includes additional funds designated for the District that are not annual assessments. These funds are added to the District account to reduce assessments, and may be from non-District or District sources including City General Fund Contributions and/or interest earnings. Any funds indicated on this line will be shown as a negative number indicating a reduction in the amount to be levied and represent funds that do not have to be repaid.

Balance to Levy — This is the total amount to be collected for the current fiscal year through the annual assessments (for special benefits). The Balance to Levy represents the sum of Total Direct and Administration Costs, Reserve Fund Contributions or Transfers, Contributions from Other Revenue Source, and the Contribution Replenishment. Only those costs related to the improvements identified as special benefits are levied and collected on the tax roll.

B. District Budget

Fiscal Year 2014/2015 District Budget

City of Winters	
City-Wide	
2014/15 Budget	
Levy Components	Total Budget
DIRECT COSTS	
Park Maintenance	\$178,259.00
Street Lighting	62,000.00
Riparian Area Maintenance	0.00
Median Island Landscape Maintenance	800.00
Curbside Landscape Maintenance	1,000.00
Bank Stabilization	0.00
TOTAL DIRECT	\$242,059.00
ADMINISTRATION COSTS	
District Administration	\$20,777.00
County Administration Fee	2,000.00
TOTAL ADMIN	\$22,777.00
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
TOTAL DIRECT AND ADMIN COSTS	\$264,836.00
Reserve Collection	0.00
Capital Improvement Fund Collection/(Transfer)	0.00
Contribution Replenishment	0.00
General Fund (Contributions)	(66,941.00)
TOTAL ADJUSTMENTS	(\$66,941.00)
Balance to Levy (Budgeted)	\$197,895.00
Total Revenue at Maximum Rate	\$197,895.00
Variance above/(below) Maximum Revenue	\$0.00
Levy at Applied Rate	\$197,895.00
Applied Charge	198,165.00
DISTRICT STATISTICS	
Total Parcels	2,099
Total Residential Parcels Levied	1,895
Total Non-Residential Parcels Levied	128
Total Parcels Levied	2,023
Total Equivalent Residential Benefit Units	2,358
Total Equivalent Non-Residential Benefit Units	128
Applied Residential Levy per Benefit Unit	\$82.50
Applied Non-Residential Levy per Benefit Unit	\$26.25
Maximum Levy per Residential Benefit Unit (Current Year)	\$82.50
Maximum Levy per Non-Residential Benefit Unit (Current Year)	\$26.25

APPENDIX A - DISTRICT BOUNDARY MAPS

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act. The map is on file in the Office of the City Clerk and by reference made part of this Report.

The boundary for the District is contiguous with the boundary of the City and defined as the corresponding parcels identified on the Yolo County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Yolo County Assessor's Map for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

APPENDIX B — 2014/2015 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Yolo County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

**City of Winters
City-Wide
Fiscal Year 2014/15 Preliminary Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-120-003-000	511 MAIN ST	COM	1	\$26.25
003-120-004-000	AVE	RES	1	82.50
003-130-003-000	600-602 4TH ST	RES	2	165.00
003-130-009-000	410 GRANT AVE	RES	3	247.50
003-130-010-000	415 BAKER ST	RES	2	165.00
003-130-012-000	407 EDWARDS ST	RES	1	82.50
003-130-013-000	408 GRANT AVE	RES	1	82.50
003-130-014-000	406 GRANT AVE	RES	1	82.50
003-130-015-000	404 GRANT AVE	RES	1	82.50
003-130-016-000	402 GRANT AVE	RES	1	82.50
003-130-017-000	616 4TH ST	RES	1	82.50
003-130-018-000	614 4TH ST	RES	1	82.50
003-130-019-000	403 BAKER ST	RES	1	82.50
003-130-020-000	405 BAKER ST	RES	1	82.50
003-130-021-000	407 BAKER ST	RES	1	82.50
003-130-022-000	409 BAKER ST	RES	1	82.50
003-130-023-000	411 BAKER ST	RES	1	82.50
003-130-024-000	413 BAKER ST	RES	1	82.50
003-130-025-000	414 BAKER ST	RES	1	82.50
003-130-026-000	412 BAKER ST	RES	1	82.50
003-130-027-000	410 BAKER ST	RES	1	82.50
003-130-028-000	408 BAKER ST	RES	1	82.50
003-130-029-000	409 EDWARDS ST	RES	1	82.50
003-130-030-000	411 EDWARDS ST	RES	1	82.50
003-130-031-000	413 EDWARDS ST	RES	1	82.50
003-130-032-000	415 EDWARDS ST	RES	1	82.50
003-130-033-000	508 4TH ST	RES	1	82.50
003-130-034-000	403 EDWARDS ST	RES	1	82.50
003-130-035-000	518 4TH ST	RES	1	82.50
003-130-036-000	406 BAKER ST	RES	1	82.50
003-141-002-000	316 GRANT AVE	RES	2	165.00
003-141-003-000	314 GRANT AVE	RES	1	82.50
003-141-004-000	310 GRANT AVE	RES	1	82.50
003-141-006-000	302 GRANT AVE	RES	1	82.50
003-141-007-000	301 BAKER ST	RES	2	165.00
003-141-008-000	303 BAKER ST A & ST	RES	2	165.00
003-141-009-000	307 BAKER ST	RES	2	165.00
003-141-010-000	309 BAKER ST	RES	1	82.50
003-141-012-000	304 GRANT AVE	RES	1	82.50
003-141-013-000	308 GRANT AVE	RES	1	82.50
003-141-014-000	611 4TH ST	RES	1	82.50
003-141-015-000	607 4TH ST	RES	1	82.50
003-141-016-000	311 BAKER ST	RES	1	82.50
003-141-017-000	313 BAKER ST	RES	1	82.50
003-142-002-000	318 BAKER ST	RES	1	82.50
003-142-003-000	310 BAKER ST	RES	1	82.50
003-142-005-000	304 BAKER ST	RES	1	82.50
003-142-006-000	510 3RD ST	RES	1	82.50
003-142-008-000	305 EDWARDS ST	RES	1	82.50
003-142-009-000	307 EDWARDS ST	RES	1	82.50
003-142-010-000	309 EDWARDS ST	RES	1	82.50
003-142-011-000	311 EDWARDS ST	RES	1	82.50
003-142-013-000	303 EDWARDS ST	RES	2	165.00

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-142-014-000	502 3RD ST	RES	2	165.00
003-142-015-000	308 BAKER ST	RES	1	82.50
003-142-016-000	306 BAKER ST	RES	1	82.50
003-142-017-000	315 EDWARDS ST	COM	1	26.25
003-143-001-000	315 ABBEY ST	RES	1	82.50
003-143-002-000	415 4TH ST	RES	3	247.50
003-143-003-000	310 EDWARDS ST	RES	1	82.50
003-143-004-000	308 EDWARDS ST	RES	1	82.50
003-143-005-000	306 EDWARDS ST	RES	1	82.50
003-143-006-000	304 EDWARDS ST	RES	1	82.50
003-143-008-000	408 3RD ST	RES	1	82.50
003-143-009-000	400 3RD ST	RES	1	82.50
003-143-011-000	309 ABBEY ST	RES	1	82.50
003-143-012-000	311 ABBEY ST	RES	1	82.50
003-143-013-000	313 ABBEY ST	RES	1	82.50
003-143-014-000	418 3RD ST	RES	1	82.50
003-143-015-000	410 3RD ST	RES	1	82.50
003-143-016-000	307 ABBEY ST	RES	1	82.50
003-143-017-000	305 ABBEY ST	RES	1	82.50
003-144-001-000	215 BAKER ST	RES	1	82.50
003-144-003-000	210 GRANT AVE	RES	1	82.50
003-144-004-000	208 GRANT AVE	RES	12	990.00
003-144-005-000	610 2ND ST	RES	1	82.50
003-144-007-000	203 BAKER ST	RES	1	82.50
003-144-008-000	205 BAKER ST	RES	1	82.50
003-144-011-000	212 GRANT AVE	RES	1	82.50
003-144-012-000	214 GRANT AVE	RES	1	82.50
003-144-013-000	209 BAKER ST	RES	1	82.50
003-144-014-000	ST	RES	2	165.00
003-144-015-000	600 2ND ST	RES	2	165.00
003-146-001-000	215 ABBEY ST	RES	1	82.50
003-146-002-000	218 EDWARDS ST	RES	1	82.50
003-146-003-000	216 EDWARDS ST	RES	1	82.50
003-146-004-000	214 EDWARDS ST	RES	1	82.50
003-146-005-000	212 EDWARDS ST	RES	1	82.50
003-146-007-000	204 A EDWARDS ST	RES	2	165.00
003-146-011-000	207 ABBEY ST	RES	1	82.50
003-146-012-000	209 ABBEY ST	RES	1	82.50
003-146-013-000	211 ABBEY ST	RES	1	82.50
003-146-014-000	210 EDWARDS ST	RES	2	165.00
003-146-015-000	206 EDWARDS ST	RES	1	82.50
003-146-017-000	205 ABBEY ST	RES	1	82.50
003-146-018-000	416-18 2ND ST	RES	2	165.00
003-146-019-000	201 ABBEY ST	RES	1	82.50
003-146-020-000	203 ABBEY ST	RES	1	82.50
003-151-001-000	617 1ST ST	RES	1	82.50
003-151-002-000	14 GRANT AVE	RES	1	82.50
003-151-003-000	12 GRANT AVE	RES	1	82.50
003-151-004-000	8 GRANT AVE	COM	1	26.25
003-151-008-000	611 1ST ST	RES	1	82.50
003-151-013-000	601 1ST ST	RES	1	82.50
003-151-014-000	605 1ST ST	RES	1	82.50
003-151-021-000	11 BAKER ST	RES	12	990.00
003-151-026-000	2 GRANT AVE	COM	1	26.25
003-151-028-000	600 RAILROAD AVE	COM	1	26.25
003-151-029-000	606 RAILROAD AVE	COM	1	26.25
003-152-001-000	AVE	RES	1	82.50
003-152-002-000	108 GRANT AVE	RES	10	825.00
003-152-003-000	104 GRANT AVE	RES	1	82.50
003-152-004-000	618 1ST ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-152-005-000	612 1ST ST	RES	1	82.50
003-152-006-000	600 1ST ST	RES	1	82.50
003-152-007-000	105 BAKER ST	RES	1	82.50
003-152-008-000	109 BAKER ST	RES	1	82.50
003-152-009-000	111 BAKER ST	RES	1	82.50
003-152-010-000	113 BAKER ST	RES	1	82.50
003-152-011-000	115 BAKER ST	RES	1	82.50
003-152-012-000	117 BAKER ST	RES	2	165.00
003-152-013-000	607 2ND ST	RES	1	82.50
003-152-014-000	611 2ND ST	RES	1	82.50
003-153-001-000	16 BAKER ST	RES	1	82.50
003-153-004-000	10 BAKER ST	COM	1	26.25
003-153-005-000	8 BAKER ST	RES	1	82.50
003-153-006-000	510 RAILROAD AVE	COM	1	26.25
003-153-007-000	504 RAILROAD AVE	COM	1	26.25
003-153-008-000	3-5 EDWARDS ST	COM	1	26.25
003-153-009-000	7 EDWARDS ST	COM	1	26.25
003-153-010-000	9 EDWARDS ST	RES	1	82.50
003-153-011-000	15 EDWARDS ST	RES	1	82.50
003-153-015-000	511 1ST ST	RES	1	82.50
003-153-017-000	12 BAKER ST	RES	1	82.50
003-153-018-000	14 BAKER ST	RES	1	82.50
003-154-001-000	517 2ND ST	RES	1	82.50
003-154-002-000	114 BAKER ST	RES	1	82.50
003-154-003-000	110 BAKER ST	RES	1	82.50
003-154-008-000	105 EDWARDS ST	RES	1	82.50
003-154-009-000	107 EDWARDS ST	RES	1	82.50
003-154-010-000	111 EDWARDS ST	RES	1	82.50
003-154-013-000	115 EDWARDS ST	RES	1	82.50
003-154-015-000	515 2ND ST	RES	1	82.50
003-154-016-000	500 1ST ST	RES	1	82.50
003-154-017-000	512 1ST ST	COM	1	26.25
003-155-002-000	12 EDWARDS ST	RES	1	82.50
003-155-004-000	416 RAILROAD AVE	COM	1	26.25
003-155-005-000	400 RAILROAD AVE	COM	1	26.25
003-155-006-000	5 ABBEY ST	COM	1	26.25
003-155-007-000	11 ABBEY ST	RES	1	82.50
003-155-008-000	15 ABBEY ST	RES	1	82.50
003-155-009-000	17 ABBEY ST	COM	1	26.25
003-155-011-000	415 1ST ST	RES	1	82.50
003-155-013-000	409 1ST ST	RES	1	82.50
003-155-014-000	8 EDWARDS ST	RES	1	82.50
003-155-015-000	4 EDWARDS ST	COM	1	26.25
003-156-003-000	106 EDWARDS ST	RES	1	82.50
003-156-004-000	104 EDWARDS ST	RES	1	82.50
003-156-005-000	418 1ST ST	RES	1	82.50
003-156-007-000	105 ABBEY ST	RES	1	82.50
003-156-009-000	119 ABBEY ST	RES	1	82.50
003-156-010-000	121 ABBEY ST	RES	1	82.50
003-156-011-000	123 ABBEY ST	RES	1	82.50
003-156-013-000	417 2ND ST	RES	1	82.50
003-156-014-000	415 2ND ST	RES	1	82.50
003-156-015-000	108 EDWARDS ST	RES	2	165.00
003-156-016-000	110 EDWARDS ST	RES	1	82.50
003-156-017-000	111 ABBEY ST	RES	1	82.50
003-156-018-000	115 ABBEY ST	RES	2	165.00
003-156-019-000	412 1ST ST	RES	1	82.50
003-156-020-000	408 1ST ST	RES	1	82.50
003-156-021-000	101 ABBEY ST	RES	1	82.50
003-160-003-000	11 E BAKER ST	COM	1	26.25

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-160-004-000	10 E GRANT AVE	RES	1	82.50
003-160-005-000	12 E GRANT AVE	RES	1	82.50
003-160-010-000	13 E EDWARDS ST	COM	1	26.25
003-160-012-000	24 E BAKER ST	RES	1	82.50
003-160-013-000	26 E BAKER ST	RES	1	82.50
003-160-014-000	516 EAST ST	RES	1	82.50
003-160-016-000	25 E EDWARDS ST	RES	1	82.50
003-160-020-000	22 E EDWARDS ST	RES	1	82.50
003-160-021-000	20 E EDWARDS ST	RES	1	82.50
003-160-022-000	11 E ABBEY ST	COM	1	26.25
003-160-023-000	10 E EDWARDS ST	COM	1	26.25
003-160-025-000	8 E EDWARDS ST	COM	1	26.25
003-160-028-000	512 EAST ST	RES	2	165.00
003-160-029-000	27 E EDWARDS ST	RES	1	82.50
003-160-032-000	15 E BAKER ST	RES	1	82.50
003-160-033-000	13 E BAKER ST	COM	1	26.25
003-160-035-000	25 E BAKER ST	RES	4	330.00
003-160-036-000	19 E ABBEY ST	RES	1	82.50
003-160-037-000	21 E ABBEY ST	RES	1	82.50
003-160-041-000	18 E BAKER ST	RES	1	82.50
003-160-042-000	21 E EDWARDS ST	RES	1	82.50
003-160-043-000	20 E BAKER ST	RES	1	82.50
003-160-044-000	23 E EDWARDS ST	RES	1	82.50
003-160-047-000	7 E EDWARDS ST	COM	1	26.25
003-160-048-000	11 E EDWARDS ST	COM	1	26.25
003-160-053-000	7 E BAKER ST	COM	1	26.25
003-160-054-000	ST	COM	1	26.25
003-160-055-000	ST	COM	1	26.25
003-160-058-000	29 E ABBEY ST	RES	1	82.50
003-160-060-000	23 E ABBEY ST	RES	1	82.50
003-160-062-000	613 RAILROAD AVE	COM	1	26.25
003-160-063-000	517 RAILROAD AVE	COM	1	26.25
003-160-064-000		COM	1	26.25
003-160-065-000	EDWARDS ST	RES	1	82.50
003-160-066-000	28 E EDWARDS ST	RES	1	82.50
003-171-001-000	437 ABBEY ST	RES	2	165.00
003-171-002-000	438 EDWARDS ST	RES	1	82.50
003-171-003-000	436 EDWARDS ST	RES	2	165.00
003-171-004-000	434 EDWARDS ST	RES	1	82.50
003-171-005-000	432 EDWARDS ST	RES	1	82.50
003-171-006-000	430 EDWARDS ST	RES	1	82.50
003-171-009-000	418 HAVEN AVE	COM	1	26.25
003-171-010-000	419 HAVEN AVE	RES	2	165.00
003-171-011-000	421 ABBEY ST	RES	1	82.50
003-171-012-000	423 ABBEY ST	RES	1	82.50
003-171-014-000	431 ABBEY ST	RES	1	82.50
003-171-015-000	433 ABBEY ST	RES	4	330.00
003-171-016-000	435 ABBEY ST	RES	1	82.50
003-171-017-000	425 ABBEY ST	RES	1	82.50
003-171-018-000	427 ABBEY ST	RES	1	82.50
003-171-019-000	422 EDWARDS ST	RES	1	82.50
003-171-020-000	424 EDWARDS ST	RES	1	82.50
003-171-021-000	428 EDWARDS ST	RES	1	82.50
003-171-022-000	426 EDWARDS ST	RES	1	82.50
003-172-001-000	439 MAIN ST	RES	1	82.50
003-172-005-000	430 ABBEY ST	RES	1	82.50
003-172-006-000	428 ABBEY ST	RES	1	82.50
003-172-007-000	424 ABBEY ST	RES	1	82.50
003-172-008-000	422 ABBEY ST	RES	2	165.00
003-172-009-000	318 HAVEN ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-172-012-000	423 MAIN ST	RES	1	82.50
003-172-013-000	427 MAIN ST	RES	1	82.50
003-172-014-000	431 MAIN ST	RES	1	82.50
003-172-015-000	433 MAIN ST	RES	1	82.50
003-172-016-000	435 MAIN ST	RES	1	82.50
003-172-017-000	437 MAIN ST	RES	1	82.50
003-172-018-000	421 MAIN ST	RES	1	82.50
003-172-019-000	432 ABBEY ST	RES	1	82.50
003-172-022-000	434 ABBEY ST	RES	1	82.50
003-172-023-000	438 ABBEY ST	RES	1	82.50
003-173-003-000	400 EDWARDS ST	RES	1	82.50
003-173-010-000	415 ABBEY ST	RES	1	82.50
003-173-011-000	411 ABBEY ST	RES	1	82.50
003-173-012-000	407 ABBEY ST	RES	1	82.50
003-173-013-000	409 ABBEY ST	RES	1	82.50
003-173-014-000	413 ABBEY ST	RES	1	82.50
003-173-015-000	401 ABBEY ST	RES	1	82.50
003-173-018-000	405 W ABBEY ST	RES	1	82.50
003-173-019-000	410 EDWARDS ST	RES	1	82.50
003-173-020-000	414 EDWARDS ST	RES	1	82.50
003-173-021-000	412 EDWARDS ST	RES	1	82.50
003-173-022-000	406 EDWARDS ST	RES	1	82.50
003-173-023-000	403 ABBEY ST	RES	1	82.50
003-173-024-000	404 EDWARDS ST	RES	1	82.50
003-173-025-000	417 HAVEN AVE	RES	1	82.50
003-173-026-000	416 EDWARDS ST	RES	1	82.50
003-175-002-000	410 MAIN ST	RES	1	82.50
003-175-005-000	200 4TH ST	RES	1	82.50
003-175-006-000	403 RUSSELL ST	RES	1	82.50
003-175-007-000	405-407 RUSSELL ST	RES	3	247.50
003-175-008-000	409 RUSSELL ST	RES	3	247.50
003-175-009-000	406 MAIN ST	RES	1	82.50
003-175-010-000	408 MAIN ST	RES	1	82.50
003-175-012-000	412 MAIN ST	RES	2	165.00
003-175-013-000	413 1/2 RUSSELL ST	RES	1	82.50
003-175-014-000	413 RUSSELL ST	RES	1	82.50
003-182-061-000	205 EMERY ST	RES	1	82.50
003-182-062-000	438 MAIN ST	RES	1	82.50
003-182-063-000	436 MAIN ST	RES	1	82.50
003-182-064-000	434 MAIN ST	RES	1	82.50
003-182-065-000	424 MAIN ST	RES	1	82.50
003-182-066-000	422 MAIN ST	RES	1	82.50
003-182-067-000	418 MAIN ST	RES	1	82.50
003-182-068-000	416 MAIN ST	RES	1	82.50
003-182-069-000	414 MAIN ST	RES	1	82.50
003-182-071-000	437 RUSSELL ST	RES	1	82.50
003-182-072-000	435 RUSSELL ST	RES	1	82.50
003-182-073-000	433 RUSSELL ST	RES	1	82.50
003-182-074-000	431 RUSSELL ST	RES	1	82.50
003-182-076-000	425 RUSSELL ST	RES	1	82.50
003-182-077-000	423 RUSSELL ST	RES	1	82.50
003-182-078-000	421 RUSSELL ST	RES	1	82.50
003-182-079-000	419 RUSSELL ST	RES	1	82.50
003-182-080-000	417 RUSSELL ST	RES	1	82.50
003-182-081-000	415 RUSSELL ST	RES	1	82.50
003-182-082-000	430 MAIN ST	RES	1	82.50
003-182-083-000	430 MAIN ST	RES	1	82.50
003-182-084-000	428 MAIN ST	RES	1	82.50
003-182-085-000	426 MAIN ST	RES	1	82.50
003-182-088-000	427 RUSSELL ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-182-090-000	429 RUSSELL ST	RES	1	82.50
003-182-091-000	203 EMERY ST	RES	1	82.50
003-182-092-000	439 RUSSELL ST	RES	1	82.50
003-183-016-000	442 RUSSELL ST	RES	1	82.50
003-183-017-000	444 RUSSELL ST	RES	1	82.50
003-183-020-000	446 RUSSELL ST	RES	1	82.50
003-183-022-000	434 RUSSELL ST	RES	1	82.50
003-183-023-000	432 RUSSELL ST	RES	1	82.50
003-183-024-000	430 RUSSELL ST	RES	1	82.50
003-183-025-000	428 RUSSELL ST	RES	1	82.50
003-183-026-000	426 RUSSELL ST	RES	1	82.50
003-183-027-000	424 RUSSELL ST	RES	1	82.50
003-183-029-000	440 RUSSELL ST	RES	2	165.00
003-183-032-000	422 RUSSELL ST	RES	3	247.50
003-183-034-000	420 RUSSELL ST	RES	1	82.50
003-183-035-000	436 RUSSELL ST	RES	1	82.50
003-183-036-000	438 RUSSELL ST	RES	1	82.50
003-183-037-000	206 EMERY ST	RES	1	82.50
003-183-038-000	204 EMERY ST	RES	1	82.50
003-183-039-000	202 1/2 EMERY ST	RES	2	165.00
003-183-040-000	445 RUSSELL ST	RES	1	82.50
003-183-042-000	416 RUSSELL ST	RES	1	82.50
003-183-043-000	418 RUSSELL ST	RES	1	82.50
003-183-044-000	456 RUSSELL ST	RES	1	82.50
003-183-045-000	454 RUSSELL BLVD	RES	1	82.50
003-183-047-000	450 RUSSELL ST	RES	1	82.50
003-183-048-000	447 RUSSELL ST	RES	1	82.50
003-183-049-000	ST	RES	1	82.50
003-183-050-000	455 RUSSELL ST	RES	1	82.50
003-191-001-000	311 MAIN ST	RES	1	82.50
003-191-005-000	302 ABBEY ST	COM	1	26.25
003-191-006-000	301 MAIN ST	COM	1	26.25
003-191-007-000	303 MAIN ST	COM	1	26.25
003-191-008-000	305 MAIN ST	RES	1	82.50
003-191-009-000	307 MAIN ST	RES	1	82.50
003-191-010-000	309 MAIN ST	RES	1	82.50
003-191-011-000	310 ABBEY ST	RES	1	82.50
003-191-012-000	312 ABBEY ST	RES	1	82.50
003-191-013-000	308 ABBEY ST	RES	1	82.50
003-191-014-000	306 ABBEY ST	RES	1	82.50
003-191-015-000	316 ABBEY ST	RES	1	82.50
003-191-016-000	314 ABBEY ST	RES	1	82.50
003-192-001-000	201 4TH ST	RES	1	82.50
003-192-002-000	310 MAIN ST	COM	1	26.25
003-192-003-000	308 MAIN ST	RES	1	82.50
003-192-004-000	310 MAIN ST	RES	1	82.50
003-192-005-000	304 MAIN ST	RES	1	82.50
003-192-006-000	302 MAIN ST	RES	1	82.50
003-192-007-000	300 MAIN ST	RES	1	82.50
003-192-008-000	301 RUSSELL ST	RES	1	82.50
003-192-009-000	303 RUSSELL ST	RES	1	82.50
003-192-010-000	305 RUSSELL ST	RES	1	82.50
003-192-012-000	307 RUSSELL ST	RES	1	82.50
003-192-013-000	311 RUSSELL ST	RES	1	82.50
003-193-001-000	213 MAIN ST	RES	1	82.50
003-193-003-000	210 ABBEY ST	RES	1	82.50
003-193-004-000	208 ABBEY ST	RES	1	82.50
003-193-005-000	206 ABBEY ST	RES	1	82.50
003-193-007-000	201 MAIN ST	COM	1	26.25
003-193-008-000	205 MAIN ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-193-009-000	209 MAIN ST	RES	1	82.50
003-193-010-000	214 ABBEY ST	RES	2	165.00
003-193-011-000	212 ABBEY ST	RES	1	82.50
003-193-012-000	310 2ND ST	RES	2	165.00
003-193-013-000	204 ABBEY ST	RES	1	82.50
003-194-001-000	211 RUSSELL ST	RES	1	82.50
003-194-002-000	212 MAIN ST	RES	1	82.50
003-194-003-000	210 MAIN ST	RES	1	82.50
003-194-004-000	208 MAIN ST	RES	1	82.50
003-194-005-000	206 MAIN ST	RES	1	82.50
003-194-006-000	204 MAIN ST	RES	1	82.50
003-194-007-000	226 2ND ST	RES	1	82.50
003-194-010-000	209 RUSSELL ST	RES	1	82.50
003-194-011-000	205 RUSSELL ST	COM	1	26.25
003-201-001-000	116 ABBEY ST	RES	2	165.00
003-201-002-000	110 ABBEY ST	RES	1	82.50
003-201-008-000	107 MAIN ST	COM	1	26.25
003-201-012-000	119 MAIN ST	COM	1	26.25
003-201-013-000	311 2ND ST	RES	1	82.50
003-201-015-000	111 MAIN ST	COM	1	26.25
003-201-016-000	101 MAIN ST	COM	1	26.25
003-201-017-000	106 ABBEY ST	RES	1	82.50
003-202-002-000	112 MAIN ST	RES	1	82.50
003-202-003-000	110 MAIN ST	RES	1	82.50
003-202-004-000	108 MAIN ST	COM	1	26.25
003-202-005-000	106 MAIN ST	COM	1	26.25
003-202-006-000	100 MAIN ST	COM	1	26.25
003-202-007-000	208 1ST ST	RES	1	82.50
003-202-010-000	107 RUSSELL ST	RES	1	82.50
003-202-011-000	123 RUSSELL ST	RES	1	82.50
003-202-012-000	129 RUSSELL ST	RES	1	82.50
003-202-013-000	116 MAIN ST	RES	2	165.00
003-202-014-000	114 MAIN ST	RES	1	82.50
003-202-015-000	101 RUSSELL ST	RES	1	82.50
003-202-017-000	105 RUSSELL ST	RES	1	82.50
003-203-001-000	48 MAIN ST	COM	1	26.25
003-203-002-000	ST	COM	1	26.25
003-203-003-000	211 1ST ST	COM	1	26.25
003-203-004-000	42 MAIN ST	COM	1	26.25
003-203-005-000	36 MAIN ST	COM	1	26.25
003-203-006-000	34 MAIN ST	COM	1	26.25
003-203-007-000	30 MAIN ST	COM	1	26.25
003-203-008-000	26 MAIN ST	COM	1	26.25
003-203-009-000	22 MAIN ST	COM	1	26.25
003-203-010-000	14 MAIN ST	COM	1	26.25
003-203-011-000	2-10 MAIN ST/210 RAILRO ST	COM	1	26.25
003-203-012-000	200-208 RAILROAD AVE	COM	1	26.25
003-203-013-000	7 RUSSELL ST	RES	1	82.50
003-203-014-000	9 RUSSELL ST	RES	1	82.50
003-203-015-000	11 RUSSELL ST	RES	1	82.50
003-203-017-000	18 MAIN ST	COM	1	26.25
003-204-007-000	310-312 RAILROAD AVE	COM	1	26.25
003-204-008-000	1 - 7 MAIN ST	COM	1	26.25
003-204-009-000	7-11 MAIN ST	COM	1	26.25
003-204-010-000	15 A & B MAIN ST	COM	1	26.25
003-204-011-000	19-23 MAIN ST	COM	1	26.25
003-204-013-000	31 MAIN ST	COM	1	26.25
003-204-014-000	33 MAIN ST	COM	1	26.25
003-204-015-000	35 MAIN ST	COM	1	26.25
003-204-016-000	37 MAIN ST	COM	1	26.25

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-204-017-000	41-47 MAIN ST	COM	1	26.25
003-221-001-000	11 E MAIN ST	RES	1	82.50
003-221-002-000	14 E ABBEY ST	RES	1	82.50
003-221-003-000	16 E ABBEY ST	RES	2	165.00
003-221-004-000	22 E ABBEY ST	RES	1	82.50
003-221-005-000	24 E ABBEY ST	RES	1	82.50
003-221-006-000	26 E ABBEY ST	RES	1	82.50
003-221-008-000	300 EAST ST	RES	6	495.00
003-221-009-000	23 E MAIN ST	RES	1	82.50
003-221-012-000	13 E MAIN ST	RES	1	82.50
003-221-014-000	21 E MAIN ST	RES	2	165.00
003-221-015-000	17 E MAIN ST	RES	1	82.50
003-221-017-000	28 E ABBEY ST	RES	7	577.50
003-222-003-000	107 ELLIOT ST	RES	2	165.00
003-222-005-000	10 E MAIN ST	RES	1	82.50
003-222-012-000	24 E MAIN ST	RES	1	82.50
003-222-013-000	26 E MAIN ST	RES	1	82.50
003-222-014-000	28 E MAIN ST	RES	1	82.50
003-222-016-000	30 E MAIN ST	RES	1	82.50
003-222-019-000	102 ELLIOT ST	RES	7	577.50
003-222-020-000	101 ELLIOT ST	RES	5	412.50
003-222-021-000	14 E MAIN ST	RES	1	82.50
003-222-022-000	12 E MAIN ST	RES	1	82.50
003-222-023-000	20 E MAIN ST	RES	1	82.50
003-223-002-000	305 EAST ST	RES	1	82.50
003-223-003-000	307 EAST ST	RES	1	82.50
003-223-005-000	31 E MAIN ST	RES	1	82.50
003-223-007-000	29 E MAIN ST	RES	1	82.50
003-224-002-000	8 E ABBEY ST	COM	1	26.25
003-224-003-000	5 & 7 E MAIN ST	COM	1	26.25
003-224-004-000	9 E MAIN ST	COM	1	26.25
003-230-006-000	106 3RD ST	RES	1	82.50
003-230-007-000	104 3RD ST	RES	1	82.50
003-230-008-000	102 3RD ST	RES	1	82.50
003-230-009-000	312 RUSSELL ST	RES	1	82.50
003-230-010-000	114 3RD ST	RES	1	82.50
003-230-017-000	102 RIVERVIEW CT	COM	1	26.25
003-230-019-000	118 3RD ST	RES	1	82.50
003-230-020-000	116 3RD ST	RES	1	82.50
003-230-024-000	120 LIWAI VILLAGE CT	RES	1	82.50
003-230-025-000	116 LIWAI VILLAGE CT	RES	1	82.50
003-230-029-000	112 LIWAI VILLAGE CT	RES	1	82.50
003-230-030-000	108 LIWAI VILLAGE CT	RES	1	82.50
003-241-001-000	101 3RD ST	RES	1	82.50
003-241-002-000	105 3RD ST	RES	1	82.50
003-241-003-000	107 3RD ST	RES	2	165.00
003-241-005-000	206 RUSSELL ST	RES	1	82.50
003-241-008-000	108 2ND ST	RES	1	82.50
003-241-009-000	102 SECOND ST	RES	1	82.50
003-241-012-000	100 WOLFskill ST	RES	1	82.50
003-241-013-000	WOLFskill ST	RES	1	82.50
003-241-015-000	AVE	RES	1	82.50
003-241-017-000	204 RUSSELL ST	RES	1	82.50
003-241-021-000	200 WOLFskill ST	RES	1	82.50
003-241-022-000	102 WOLFskill ST	RES	1	82.50
003-241-023-000	210 RUSSELL ST	RES	5	412.50
003-241-024-000	109 3RD ST	RES	1	82.50
003-241-027-000	110 2ND ST	RES	1	82.50
003-241-029-000	202 RUSSELL ST	RES	1	82.50
003-242-001-000	105 2ND ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-242-003-000	115 2ND ST	RES	1	82.50
003-242-004-000	124 RUSSELL ST	RES	1	82.50
003-242-005-000	120 RUSSELL ST	RES	1	82.50
003-242-010-000	100 FIRST ST	RES	1	82.50
003-242-011-000	106 RUSSELL ST	RES	1	82.50
003-242-013-000	117 2ND ST	RES	1	82.50
003-242-014-000	102-104 RUSSELL ST	RES	1	82.50
003-242-015-000	105 WOLFSKILL ST	RES	4	330.00
003-242-016-000	118 1ST ST	RES	1	82.50
003-242-017-000	110 1ST ST	RES	1	82.50
003-243-002-000	10 RUSSELL ST	RES	1	82.50
003-243-003-000	8 RUSSELL ST	RES	1	82.50
003-243-005-000	12 RUSSELL ST	RES	2	165.00
003-243-006-000	14 RUSSELL ST	RES	2	165.00
003-243-007-000	6 RUSSELL ST	RES	1	82.50
003-243-008-000	2 RUSSELL ST	COM	1	26.25
003-271-002-000	802 HEMENWAY ST	RES	1	82.50
003-271-008-000	804 HEMENWAY ST	RES	1	82.50
003-271-009-000	800 HEMENWAY ST	RES	1	82.50
003-271-011-000	900 HEMENWAY ST	RES	1	82.50
003-271-012-000	902 HEMENWAY ST	RES	1	82.50
003-271-013-000	302 ROSA AVE	RES	1	82.50
003-271-014-000	300 ROSA AVE	RES	1	82.50
003-271-015-000	304 ROSA AVE	RES	1	82.50
003-271-016-000	306 ROSA AVE	RES	1	82.50
003-271-017-000	308 ROSA AVE	RES	1	82.50
003-271-018-000	310 ROSA AVE	RES	1	82.50
003-271-019-000	312 ROSA AVE	RES	1	82.50
003-271-020-000	314 ROSA AVE	RES	1	82.50
003-271-021-000	315 PEACH PL	RES	1	82.50
003-271-022-000	313 PEACH PL	RES	1	82.50
003-271-023-000	311 PEACH PL	RES	1	82.50
003-271-024-000	309 PEACH PL	RES	1	82.50
003-271-025-000	307 PEACH PL	RES	1	82.50
003-271-026-000	304 PEACH PL	RES	1	82.50
003-271-027-000	306 PEACH PL	RES	1	82.50
003-271-028-000	308 PEACH PL	RES	1	82.50
003-271-029-000	310 PEACH PL	RES	1	82.50
003-271-030-000	312 PEACH PL	RES	1	82.50
003-271-031-000	803 APRICOT AVE	RES	1	82.50
003-271-032-000	319 ANDERSON AVE	RES	1	82.50
003-271-033-000	315 ANDERSON AVE	RES	1	82.50
003-271-034-000	311 ANDERSON AVE	RES	1	82.50
003-271-035-000	307 ANDERSON AVE	RES	1	82.50
003-271-036-000	303 ANDERSON AVE	RES	1	82.50
003-272-003-000	301 ROSA AVE	RES	1	82.50
003-272-004-000	303 ROSA AVE	RES	1	82.50
003-272-005-000	305 ROSA AVE	RES	1	82.50
003-272-006-000	307 ROSA AVE	RES	1	82.50
003-272-007-000	309 ROSA AVE	RES	1	82.50
003-272-008-000	311 ROSA AVE	RES	1	82.50
003-272-009-000	313 ROSA AVE	RES	1	82.50
003-272-010-000	315 ROSA AVE	RES	1	82.50
003-272-011-000	317 ROSA AVE	RES	1	82.50
003-272-012-000	910 APRICOT AVE	RES	1	82.50
003-272-013-000	908 APRICOT AVE	RES	1	82.50
003-272-014-000	906 APRICOT AVE	RES	1	82.50
003-272-015-000	904 APRICOT AVE	RES	1	82.50
003-272-016-000	902 APRICOT AVE	RES	1	82.50
003-272-017-000	900 APRICOT AVE	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-272-018-000	804 APRICOT AVE	RES	1	82.50
003-272-019-000	802 APRICOT AVE	RES	1	82.50
003-272-020-000	800 APRICOT AVE	RES	1	82.50
003-273-001-000	213 ROSA AVE	RES	1	82.50
003-273-002-000	211 ROSA AVE	RES	1	82.50
003-273-003-000	209 ROSA AVE	RES	1	82.50
003-273-004-000	207 ROSA AVE	RES	1	82.50
003-273-005-000	205 ROSA AVE	RES	1	82.50
003-273-006-000	203 ROSA AVE	RES	1	82.50
003-273-007-000	201 ROSA AVE	RES	1	82.50
003-274-001-000	212 ROSA AVE	RES	1	82.50
003-274-002-000	210 ROSA AVE	RES	1	82.50
003-274-003-000	208 ROSA AVE	RES	1	82.50
003-274-004-000	206 ROSA AVE	RES	1	82.50
003-274-005-000	204 ROSA AVE	RES	1	82.50
003-274-006-000	202 ROSA AVE	RES	1	82.50
003-274-007-000	200 ROSA AVE	RES	1	82.50
003-274-008-000	902 MERMOD PL	RES	1	82.50
003-274-009-000	203 LENIS AVE	RES	1	82.50
003-274-010-000	205 LENIS AVE	RES	1	82.50
003-274-011-000	207 LENIS AVE	RES	1	82.50
003-274-012-000	209 LENIS AVE	RES	1	82.50
003-274-013-000	211 LENIS AVE	RES	1	82.50
003-274-014-000	213 LENIS AVE	RES	1	82.50
003-275-001-000	905 MERMOD PL	RES	1	82.50
003-275-002-000	907 MERMOD PL	RES	1	82.50
003-275-003-000	909 MERMOD PL	RES	1	82.50
003-275-004-000	1001 MERMOD PL	RES	1	82.50
003-275-005-000	1003 MERMOD PL	RES	1	82.50
003-275-006-000	903 MERMOD PL	COM	1	26.25
003-275-007-000	901 MERMOD PL	RES	1	82.50
003-275-008-000	805 MERMOD PL	RES	1	82.50
003-275-009-000	803 MERMOD PL	RES	1	82.50
003-275-010-000	113 ANDERSON AVE	RES	1	82.50
003-276-001-000	213 ANDERSON AVE	RES	1	82.50
003-276-002-000	212 LENIS AVE	RES	1	82.50
003-276-003-000	210 LENIS AVE	RES	1	82.50
003-276-004-000	208 LENIS AVE	RES	1	82.50
003-276-005-000	206 LENIS AVE	RES	1	82.50
003-276-006-000	204 LENIS AVE	RES	1	82.50
003-276-007-000	202 LENIS AVE	RES	1	82.50
003-276-008-000	806 MERMOD PL	RES	1	82.50
003-276-009-000	201 ANDERSON AVE	RES	1	82.50
003-276-010-000	203 ANDERSON AVE	RES	1	82.50
003-276-011-000	205 ANDERSON AVE	RES	1	82.50
003-276-012-000	207 ANDERSON AVE	RES	1	82.50
003-276-013-000	209 ANDERSON AVE	RES	1	82.50
003-276-014-000	211 ANDERSON AVE	RES	1	82.50
003-281-007-000	718 HEMENWAY ST	RES	1	82.50
003-281-008-000	716 HEMENWAY ST	RES	1	82.50
003-281-009-000	714 HEMENWAY ST	RES	1	82.50
003-281-010-000	712 HEMENWAY ST	RES	1	82.50
003-281-011-000	710 HEMENWAY ST	RES	1	82.50
003-281-012-000	708 HEMENWAY ST	RES	1	82.50
003-281-013-000	700 HEMENWAY ST	RES	1	82.50
003-281-016-000	301 GRANT AVE	RES	1	82.50
003-281-034-000	213 GRANT AVE	RES	1	82.50
003-281-035-000	215 GRANT AVE	RES	1	82.50
003-282-002-000	18 ANDERSON AVE	RES	12	990.00
003-282-003-000	14 ANDERSON AVE	RES	7	577.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-282-004-000	12 ANDERSON AVE	RES	1	82.50
003-282-011-000	704 RAILROAD AVE	RES	8	660.00
003-282-018-000	11 GRANT AVE	COM	1	26.25
003-282-019-000	106 ANDERSON AVE	RES	4	330.00
003-282-020-000	RD	RES	1	82.50
003-282-021-000	10 ANDERSON AVE	RES	1	82.50
003-282-022-000	722 RAILROAD AVE	RES	1	82.50
003-282-023-000	717 HEMENWAY ST	RES	1	82.50
003-282-024-000	715 HEMENWAY ST	RES	1	82.50
003-282-025-000	3 GRANT AVE	COM	1	26.25
003-321-001-000	709 DUTTON ST	COM	1	26.25
003-321-003-000	19 E GRANT AVE	RES	1	82.50
003-321-004-000	15 E GRANT AVE	RES	1	82.50
003-322-003-000	710 DUTTON ST	COM	1	26.25
003-322-020-000	723 RAILROAD AVE	COM	1	26.25
003-322-022-000	AVE	COM	1	26.25
003-322-024-000	723 RAILROAD AVE	COM	1	26.25
003-330-007-000	LN	RES	1	82.50
003-330-011-000	801 DUTTON ST	RES	39	3,217.50
003-330-013-000	CR 89	RES	1	82.50
003-330-016-000	807 RAILROAD AVE	COM	1	26.25
003-330-017-000	RAILROAD AVE	COM	1	26.25
003-330-018-000	DUTTON ST	COM	1	26.25
003-330-019-000	812 WALNUT LN	RES	1	82.50
003-330-020-000	810 WALNUT LN	RES	1	82.50
003-330-021-000	808 WALNUT LN	RES	1	82.50
003-330-022-000	804 WALNUT LN	RES	1	82.50
003-330-023-000	800 WALNUT LN	RES	1	82.50
003-330-024-000	CR 89	RES	1	82.50
003-341-001-000	401 PEAR PL	RES	1	82.50
003-341-002-000	403 PEAR PL	RES	1	82.50
003-341-003-000	405 PEAR PL	RES	1	82.50
003-341-004-000	407 PEAR PL	RES	1	82.50
003-341-005-000	406 PEAR PL	RES	1	82.50
003-341-006-000	404 PEAR PL	RES	1	82.50
003-341-007-000	402 PEAR PL	RES	1	82.50
003-341-008-000	724 APRICOT AVE	RES	1	82.50
003-341-009-000	720 APRICOT AVE	RES	1	82.50
003-341-010-000	716 APRICOT AVE	RES	1	82.50
003-341-011-000	403 PLUM PL	RES	1	82.50
003-341-012-000	405 PLUM PL	RES	1	82.50
003-341-013-000	407 PLUM PL	RES	1	82.50
003-341-014-000	409 PLUM PL	RES	1	82.50
003-341-015-000	411 PLUM PL	RES	1	82.50
003-341-016-000	412 PLUM PL	RES	1	82.50
003-341-017-000	410 PLUM PL	RES	1	82.50
003-341-018-000	408 PLUM PL	RES	1	82.50
003-341-019-000	406 PLUM PL	RES	1	82.50
003-341-020-000	404 PLUM PL	RES	1	82.50
003-341-021-000	402 PLUM PL	RES	1	82.50
003-341-022-000	400 PLUM PL	RES	1	82.50
003-341-023-000	401 LUIS PL	RES	1	82.50
003-341-024-000	403 LUIS PL	RES	1	82.50
003-341-025-000	405 LUIS PL	RES	1	82.50
003-341-026-000	407 LUIS PL	RES	1	82.50
003-341-027-000	409 LUIS PL	RES	1	82.50
003-341-028-000	411 LUIS PL	RES	1	82.50
003-341-029-000	412 LUIS PL	RES	1	82.50
003-341-030-000	410 LUIS PL	RES	1	82.50
003-341-031-000	408 LUIS PL	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-341-032-000	406 LUIS PL	RES	1	82.50
003-341-033-000	404 LUIS PL	RES	1	82.50
003-341-034-000	402 LUIS PL	RES	1	82.50
003-341-035-000	400 LUIS PL	RES	1	82.50
003-341-036-000	401 GRANT AVE	RES	1	82.50
003-341-037-000	403 GRANT AVE	RES	1	82.50
003-341-038-000	405 GRANT AVE	RES	1	82.50
003-341-039-000	407 GRANT AVE	RES	1	82.50
003-341-040-000	409 GRANT AVE	RES	1	82.50
003-341-041-000	411 GRANT AVE	RES	1	82.50
003-341-042-000	413 GRANT AVE	RES	1	82.50
003-342-010-000	719 APRICOT AVE	RES	1	82.50
003-342-011-000	721 APRICOT AVE	RES	1	82.50
003-342-012-000	723 APRICOT AVE	RES	1	82.50
003-342-015-000	717 APRICOT AVE	RES	1	82.50
003-342-016-000	715 APRICOT AVE	RES	1	82.50
003-342-017-000	713 APRICOT AVE	RES	1	82.50
003-342-018-000	711 APRICOT AVE	RES	1	82.50
003-342-019-000	709 APRICOT AVE	RES	1	82.50
003-342-020-000	707 APRICOT AVE	RES	1	82.50
003-342-021-000	705 APRICOT AVE	RES	1	82.50
003-342-022-000	703 APRICOT AVE	RES	1	82.50
003-342-023-000	701 APRICOT AVE	RES	1	82.50
003-342-025-000	725 APRICOT AVE	RES	1	82.50
003-350-002-000	807 WALNUT LN	RES	1	82.50
003-350-003-000	803 WALNUT LN	RES	1	82.50
003-350-004-000	711 WALNUT LN	RES	1	82.50
003-350-005-000	709 WALNUT LN	RES	1	82.50
003-350-013-000	101 E GRANT AVE	RES	1	82.50
003-350-017-000	121 E GRANT AVE	COM	1	26.25
003-350-018-000	111 E GRANT AVE	COM	1	26.25
003-350-019-000	115 E GRANT AVE	COM	1	26.25
003-360-001-000	844 WALNUT LN	RES	1	82.50
003-360-002-000	842 WALNUT LN	RES	1	82.50
003-360-010-000	1035 RAILROAD AVE	COM	1	26.25
003-360-012-000	836 WALNUT LN	RES	1	82.50
003-360-013-000	AVE	COM	1	26.25
003-360-014-000	AVE	COM	1	26.25
003-360-015-000	1029 RAILROAD AVE	COM	1	26.25
003-360-016-000	1029 RAILROAD AVE	COM	1	26.25
003-360-019-000	840 WALNUT LN	RES	1	82.50
003-360-020-000	127 CARRION CT (PRIVAT CT	RES	2	165.00
003-360-021-000	125 CARRION CT	RES	1	82.50
003-360-022-000	126 CARRION CT (PRIVAT CT	RES	1	82.50
003-360-023-000	128 CARRION CT (PRIVAT CT	RES	1	82.50
003-360-027-000	955 RAILROAD AVE	RES	74	6,105.00
003-370-006-000	400 MORGAN ST	RES	38	3,135.00
003-370-023-000	509 EAST ST	RES	1	82.50
003-370-024-000	507 EAST ST	RES	1	82.50
003-370-025-000	505 EAST ST	COM	1	26.25
003-370-026-000	511 EAST ST	RES	1	82.50
003-370-027-000	180-188 E GRANT AVE	COM	1	26.25
003-370-032-000	405 EAST ST	RES	1	82.50
003-370-033-000	403 EAST ST	RES	1	82.50
003-370-034-000	116 E BAKER ST	RES	44	3,630.00
003-370-038-000	110 E BAKER ST	RES	34	2,805.00
003-370-039-000	501 EAST ST	COM	1	26.25
003-380-001-000	127 WESTWOOD CT	RES	1	82.50
003-380-002-000	123 WESTWOOD CT	RES	1	82.50
003-380-003-000	119 WESTWOOD CT	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-380-004-000	115 WESTWOOD CT	RES	1	82.50
003-380-005-000	111 WESTWOOD CT	RES	1	82.50
003-380-006-000	107 WESTWOOD CT	RES	1	82.50
003-380-007-000	103 WESTWOOD CT	RES	1	82.50
003-380-008-000	100 WESTWOOD CT	RES	1	82.50
003-380-009-000	104 WESTWOOD CT	RES	1	82.50
003-380-010-000	108 WESTWOOD CT	RES	1	82.50
003-380-011-000	112 WESTWOOD CT	RES	1	82.50
003-380-012-000	116 WESTWOOD CT	RES	1	82.50
003-380-013-000	120 WESTWOOD CT	RES	1	82.50
003-380-014-000	124 WESTWOOD CT	RES	1	82.50
003-380-015-000	316 RUSSELL ST	RES	1	82.50
003-380-016-000	129 RIVERVIEW CT	RES	1	82.50
003-380-017-000	125 RIVERVIEW CT	RES	1	82.50
003-380-018-000	121 RIVERVIEW CT	RES	1	82.50
003-380-019-000	117 RIVERVIEW CT	RES	1	82.50
003-380-020-000	113 RIVERVIEW CT	RES	1	82.50
003-380-021-000	109 RIVERVIEW CT	RES	1	82.50
003-380-022-000	105 RIVERVIEW CT	RES	1	82.50
003-380-023-000	101 RIVERVIEW CT	RES	1	82.50
003-380-024-000	102 RIVERVIEW CT	RES	1	82.50
003-380-025-000	106 RIVERVIEW CT	RES	1	82.50
003-380-026-000	110 RIVERVIEW CT	RES	1	82.50
003-380-027-000	114 RIVERVIEW CT	RES	1	82.50
003-380-028-000	118 RIVERVIEW CT	RES	1	82.50
003-380-029-000	122 RIVERVIEW CT	RES	1	82.50
003-380-030-000	126 RIVERVIEW CT	RES	1	82.50
003-380-031-000	130 RIVERVIEW CT	RES	1	82.50
003-391-001-000	790 APRICOT AVE	RES	1	82.50
003-391-002-000	786 APRICOT AVE	RES	1	82.50
003-391-003-000	782 APRICOT AVE	RES	1	82.50
003-391-004-000	778 APRICOT AVE	RES	1	82.50
003-391-005-000	AVE	RES	1	82.50
003-392-001-000	720 HEMENWAY ST	RES	1	82.50
003-392-002-000	777 APRICOT AVE	RES	1	82.50
003-392-003-000	781 APRICOT AVE	RES	1	82.50
003-392-004-000	785 APRICOT AVE	RES	1	82.50
003-392-005-000	320 ANDERSON AVE	RES	1	82.50
003-392-006-000	788 HILL PL	RES	1	82.50
003-392-007-000	784 HILL PL	RES	1	82.50
003-392-008-000	780 HILL PL	RES	1	82.50
003-392-009-000	776 HILL PL	RES	1	82.50
003-392-010-000	775 HILL PL	RES	1	82.50
003-392-011-000	779 HILL PL	RES	1	82.50
003-392-012-000	783 HILL PL	RES	1	82.50
003-392-013-000	787 HILL PL	RES	1	82.50
003-392-014-000	734 HEMENWAY ST	RES	1	82.50
003-392-015-000	732 HEMENWAY ST	RES	1	82.50
003-392-016-000	730 HEMENWAY ST	RES	1	82.50
003-392-017-000	728 HEMENWAY ST	RES	1	82.50
003-393-001-000	215 MERMOD RD	RES	1	82.50
003-393-002-000	214 ANDERSON AVE	RES	1	82.50
003-393-003-000	212 ANDERSON AVE	RES	1	82.50
003-393-004-000	210 ANDERSON AVE	RES	1	82.50
003-393-005-000	208 ANDERSON AVE	RES	1	82.50
003-393-006-000	206 ANDERSON AVE	RES	1	82.50
003-393-007-000	734 MERMOD PL	RES	1	82.50
003-393-008-000	732 MERMOD PL	RES	1	82.50
003-393-009-000	207 MERMOD RD	RES	1	82.50
003-393-010-000	209 MERMOD RD	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-393-011-000	211 MERMOD RD	RES	1	82.50
003-393-012-000	213 MERMOD RD	RES	1	82.50
003-394-001-000	113 MERMOD RD	RES	1	82.50
003-394-002-000	114 ANDERSON AVE	RES	1	82.50
003-395-001-000	729 HEMENWAY ST	RES	1	82.50
003-395-002-000	212 MERMOD RD	RES	1	82.50
003-395-003-000	210 MERMOD RD	RES	1	82.50
003-395-004-000	208 MERMOD RD	RES	1	82.50
003-395-005-000	206 MERMOD RD	RES	1	82.50
003-395-006-000	204 MERMOD RD	RES	1	82.50
003-395-007-000	202 MERMOD RD	RES	1	82.50
003-395-008-000	200 MERMOD RD	RES	1	82.50
003-395-009-000	114 MERMOD RD	RES	1	82.50
003-401-001-000	450 ABBEY ST	RES	1	82.50
003-401-002-000	454 ABBEY ST	RES	1	82.50
003-401-003-000	458 ABBEY ST	RES	1	82.50
003-401-004-000	469 MAIN ST	RES	1	82.50
003-401-005-000	463 MAIN ST	RES	1	82.50
003-401-006-000	459 MAIN ST	RES	1	82.50
003-401-007-000	455 MAIN ST	RES	1	82.50
003-401-008-000	451 MAIN ST	RES	1	82.50
003-402-001-000	468 MAIN ST	RES	1	82.50
003-402-002-000	464 MAIN ST	RES	1	82.50
003-402-003-000	460 MAIN ST	RES	1	82.50
003-402-004-000	456 MAIN ST	RES	1	82.50
003-402-005-000	500 ABBEY ST	RES	1	82.50
003-402-006-000	502 ABBEY ST	RES	1	82.50
003-402-007-000	504 ABBEY ST	RES	1	82.50
003-402-008-000	506 ABBEY ST	RES	1	82.50
003-402-009-000	508 ABBEY ST	RES	1	82.50
003-402-010-000	510 ABBEY ST	RES	1	82.50
003-402-011-000	512 ABBEY ST	RES	1	82.50
003-402-012-000	514 ABBEY ST	RES	1	82.50
003-402-013-000	516 ABBEY ST	RES	1	82.50
003-402-014-000	518 ABBEY ST	RES	1	82.50
003-402-015-000	400 DRY CREEK LN	RES	1	82.50
003-402-016-000	402 DRY CREEK LN	RES	1	82.50
003-402-017-000	404 DRY CREEK LN	RES	1	82.50
003-402-018-000	406 DRY CREEK LN	RES	1	82.50
003-402-019-000	408 DRY CREEK LN	RES	1	82.50
003-402-020-000	410 DRY CREEK LN	RES	1	82.50
003-402-021-000	412 DRY CREEK DR	RES	1	82.50
003-402-022-000	414 DRY CREEK LN	RES	1	82.50
003-402-023-000	416 DRY CREEK LN	RES	1	82.50
003-402-024-000	418 DRY CREEK LN	RES	1	82.50
003-403-001-000	508 MAIN ST	RES	1	82.50
003-403-002-000	504 MAIN ST	RES	1	82.50
003-403-003-000	500 MAIN ST	RES	1	82.50
003-403-004-000	488 MAIN ST	RES	1	82.50
003-403-005-000	484 MAIN ST	RES	1	82.50
003-403-006-000	480 MAIN ST	RES	1	82.50
003-403-007-000	476 MAIN ST	RES	1	82.50
003-403-008-000	472 MAIN ST	RES	1	82.50
003-403-009-000	501 ABBEY ST	RES	1	82.50
003-403-010-000	503 ABBEY ST	RES	1	82.50
003-403-011-000	505 ABBEY ST	RES	1	82.50
003-403-012-000	401 DRY CREEK LN	RES	1	82.50
003-403-013-000	403 DRY CREEK LN	RES	1	82.50
003-403-014-000	405 DRY CREEK LN	RES	1	82.50
003-403-015-000	407 DRY CREEK LN	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-403-016-000	409 DRY CREEK LN	RES	1	82.50
003-403-017-000	411 DRY CREEK LN	RES	1	82.50
003-403-018-000	413 DRY CREEK LN	RES	1	82.50
003-403-019-000	415 DRY CREEK LN	RES	1	82.50
003-403-020-000	417 DRY CREEK LN	RES	1	82.50
003-403-022-000	512 MAIN ST	RES	1	82.50
003-403-023-000	419 DRY CREEK LN	RES	1	82.50
003-403-024-000	516 MAIN ST	RES	1	82.50
003-404-001-000	450 EDWARDS ST	RES	1	82.50
003-404-002-000	454 EDWARDS ST	RES	1	82.50
003-404-003-000	458 EDWARDS ST	RES	1	82.50
003-404-004-000	462 EDWARDS ST	RES	1	82.50
003-404-005-000	466 EDWARDS ST	RES	1	82.50
003-404-006-000	470 EDWARDS ST	RES	1	82.50
003-404-007-000	474 EDWARDS ST	RES	1	82.50
003-404-008-000	471 ABBEY ST	RES	1	82.50
003-404-009-000	467 ABBEY ST	RES	1	82.50
003-404-010-000	463 ABBEY ST	RES	1	82.50
003-404-011-000	459 ABBEY ST	RES	1	82.50
003-404-012-000	455 ABBEY ST	RES	1	82.50
003-404-013-000	451 ABBEY ST	RES	1	82.50
003-405-001-000	451 EDWARDS ST	RES	1	82.50
003-405-002-000	455 EDWARDS ST	RES	1	82.50
003-405-003-000	459 EDWARDS ST	RES	1	82.50
003-405-004-000	463 EDWARDS ST	RES	1	82.50
003-405-005-000	467 EDWARDS ST	RES	1	82.50
003-405-006-000	471 EDWARDS ST	RES	1	82.50
003-405-007-000	475 EDWARDS ST	RES	1	82.50
003-405-008-000	507 MAIN ST	RES	1	82.50
003-410-001-000	800 CARRION CIR	RES	1	82.50
003-410-002-000	802 CARRION CIR	RES	1	82.50
003-410-003-000	804 CARRION CIR	RES	1	82.50
003-410-004-000	806 CARRION CIR	RES	1	82.50
003-410-005-000	808 CARRION CIR	RES	1	82.50
003-410-006-000	810 CARRION CIR	RES	1	82.50
003-410-007-000	812 CARRION CIR	RES	1	82.50
003-410-008-000	22 PRISCILLA CT	RES	1	82.50
003-410-009-000	20 PRISCILLA CT	RES	1	82.50
003-410-010-000	19 PRISCILLA CT	RES	1	82.50
003-410-011-000	17 PRISCILLA CT	RES	1	82.50
003-410-012-000	15 PRISCILLA CT	RES	1	82.50
003-410-013-000	816 CARRION CIR	RES	1	82.50
003-410-014-000	818 CARRION CIR	RES	1	82.50
003-410-015-000	820 CARRION CIR	RES	1	82.50
003-410-016-000	820 RAILROAD AVE	COM	1	26.25
003-410-017-000	823 CARRION CIR	RES	1	82.50
003-410-018-000	821 CARRION CIR	RES	1	82.50
003-410-019-000	819 CARRION CIR	RES	1	82.50
003-410-020-000	817 CARRION CIR	RES	1	82.50
003-410-021-000	815 CARRION CIR	RES	1	82.50
003-410-022-000	813 CARRION CIR	RES	1	82.50
003-410-023-000	811 CARRION CIR	RES	1	82.50
003-410-024-000	809 CARRION CIR	RES	1	82.50
003-410-025-000	807 CARRION CIR	RES	1	82.50
003-410-026-000	805 CARRION CIR	RES	1	82.50
003-410-027-000	803 CARRION CIR	RES	1	82.50
003-410-028-000	801 CARRION CIR	RES	1	82.50
003-410-029-000	11 ANDERSON AVE	RES	1	82.50
003-410-030-000	9 ANDERSON AVE	RES	1	82.50
003-410-031-000	7 ANDERSON AVE	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-410-032-000	800 RAILROAD AVE	RES	1	82.50
003-410-033-000	2 BETTY CT	RES	1	82.50
003-410-034-000	4 BETTY CT	RES	1	82.50
003-410-037-000	10 BETTY CT	RES	1	82.50
003-410-038-000	9 BETTY CT	RES	1	82.50
003-410-039-000	7 BETTY CT	RES	1	82.50
003-410-040-000	5 BETTY CT	RES	1	82.50
003-410-041-000	3 BETTY CT	RES	1	82.50
003-410-042-000	1 BETTY CT	RES	1	82.50
003-410-043-000	6 BETTY CT	RES	1	82.50
003-410-045-000	8 BETTY CT	RES	1	82.50
003-421-003-000	1000 HEMENWAY ST	RES	1	82.50
003-421-004-000	1002 HEMENWAY ST	RES	1	82.50
003-421-005-000	1004 HEMENWAY ST	RES	1	82.50
003-421-006-000	1006 HEMENWAY ST	RES	1	82.50
003-421-007-000	1008 HEMENWAY ST	RES	1	82.50
003-421-008-000	1010 HEMENWAY ST	RES	1	82.50
003-421-009-000	1012 HEMENWAY ST	RES	1	82.50
003-421-010-000	1014 HEMENWAY ST	RES	1	82.50
003-421-011-000	1016 HEMENWAY ST	RES	1	82.50
003-421-012-000	1018 HEMENWAY ST	RES	1	82.50
003-421-013-000	1020 HEMENWAY ST	RES	1	82.50
003-422-001-000	1001 HEMENWAY ST	RES	1	82.50
003-422-002-000	1003 HEMENWAY ST	RES	1	82.50
003-422-003-000	1005 HEMENWAY ST	RES	1	82.50
003-422-004-000	1007 HEMENWAY ST	RES	1	82.50
003-422-005-000	1009 HEMENWAY ST	RES	1	82.50
003-422-006-000	1011 HEMENWAY ST	RES	1	82.50
003-422-007-000	1013 HEMENWAY ST	RES	1	82.50
003-422-008-000	1015 HEMENWAY ST	RES	1	82.50
003-422-009-000	1017 HEMENWAY ST	RES	1	82.50
003-422-010-000	1019 HEMENWAY ST	RES	1	82.50
003-422-011-000	1021 HEMENWAY ST	RES	1	82.50
003-422-012-000	1204 ALMERIA AVE	RES	1	82.50
003-422-013-000	1202 ALMERIA AVE	RES	1	82.50
003-422-014-000	1200 ALMERIA AVE	RES	1	82.50
003-422-015-000	1106 ALMERIA AVE	RES	1	82.50
003-422-016-000	1104 ALMERIA AVE	RES	1	82.50
003-422-017-000	1102 ALMERIA AVE	RES	1	82.50
003-422-018-000	1100 ALMERIA AVE	RES	1	82.50
003-422-019-000	206 ALMERIA PL	RES	1	82.50
003-422-020-000	204 ALMERIA PL	RES	1	82.50
003-422-021-000	202 ALMERIA PL	RES	1	82.50
003-422-022-000	200 ALMERIA PL	RES	1	82.50
003-423-001-000	204 NIEMANN ST	RES	1	82.50
003-423-002-000	202 NIEMANN ST	RES	1	82.50
003-423-003-000	200 NIEMANN ST	RES	1	82.50
003-423-004-000	112 NIEMANN ST	RES	1	82.50
003-423-005-000	110 NIEMANN ST	RES	1	82.50
003-423-006-000	108 NIEMANN ST	RES	1	82.50
003-423-007-000	106 NIEMANN ST	RES	1	82.50
003-423-008-000	104 NIEMANN ST	RES	1	82.50
003-423-009-000	102 NIEMANN ST	RES	1	82.50
003-423-010-000	100 NIEMANN ST	RES	1	82.50
003-423-011-000	98 NIEMANN ST	RES	1	82.50
003-423-012-000	96 NIEMANN ST	RES	1	82.50
003-423-013-000	97 MARTINEZ WAY	RES	1	82.50
003-423-014-000	99 MARTINEZ WAY	RES	1	82.50
003-423-015-000	101 MARTINEZ WAY	RES	1	82.50
003-423-016-000	103 MARTINEZ WAY	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-423-017-000	105 MARTINEZ WAY	RES	1	82.50
003-423-018-000	107 MARTINEZ WAY	RES	1	82.50
003-423-019-000	109 MARTINEZ WAY	RES	1	82.50
003-423-020-000	111 MARTINEZ WAY	RES	1	82.50
003-423-021-000	113 MARTINEZ WAY	RES	1	82.50
003-423-022-000	201 MARTINEZ WAY	RES	1	82.50
003-423-023-000	203 MARTINEZ WAY	RES	1	82.50
003-423-024-000	205 MARTINEZ WAY	RES	1	82.50
003-424-001-000	204 MARTINEZ WAY	RES	1	82.50
003-424-002-000	202 MARTINEZ WAY	RES	1	82.50
003-424-003-000	200 MARTINEZ WAY	RES	1	82.50
003-424-004-000	114 MARTINEZ WAY	RES	1	82.50
003-424-005-000	112 MARTINEZ WAY	RES	1	82.50
003-424-006-000	110 MARTINEZ WAY	RES	1	82.50
003-424-007-000	108 MARTINEZ WAY	RES	1	82.50
003-424-008-000	106 MARTINEZ WAY	RES	1	82.50
003-424-009-000	104 MARTINEZ WAY	RES	1	82.50
003-424-010-000	1104 MALAGA LN	RES	1	82.50
003-424-011-000	1102 MALAGA LN	RES	1	82.50
003-424-012-000	1100 MALAGA LN	RES	1	82.50
003-424-013-000	103 ALMERIA PL	RES	1	82.50
003-424-014-000	105 ALMERIA PL	RES	1	82.50
003-424-015-000	107 ALMERIA PL	RES	1	82.50
003-424-016-000	109 ALMERIA PL	RES	1	82.50
003-424-017-000	111 ALMERIA PL	RES	1	82.50
003-424-018-000	113 ALMERIA PL	RES	1	82.50
003-424-019-000	201 ALMERIA PL	RES	1	82.50
003-424-020-000	203 ALMERIA PL	RES	1	82.50
003-424-021-000	205 ALMERIA PL	RES	1	82.50
003-424-022-000	114 ALMERIA PL	RES	1	82.50
003-424-023-000	112 ALMERIA PL	RES	1	82.50
003-424-024-000	110 ALMERIA PL	RES	1	82.50
003-424-025-000	108 ALMERIA PL	RES	1	82.50
003-424-026-000	822 RAILROAD AVE	RES	3	247.50
003-424-027-000	1101 MALAGA LN	RES	1	82.50
003-424-028-000	1103 MALAGA LN	RES	1	82.50
003-424-029-000	1105 MALAGA LN	RES	1	82.50
003-430-008-000	ST	RES	1	82.50
003-430-010-000	AVE	COM	1	26.25
003-430-011-000	AVE	COM	1	26.25
003-430-012-000	AVE	RES	1	82.50
003-430-015-000	AVE	RES	1	82.50
003-430-030-000	ST	RES	1	82.50
003-430-033-000	ST	RES	1	82.50
003-430-034-000	TAYLOR ST	COM	1	26.25
003-441-001-000	1001 ADAMS LN	RES	1	82.50
003-441-002-000	1003 ADAMS LN	RES	1	82.50
003-441-003-000	1005 ADAMS LN	RES	1	82.50
003-441-004-000	1007 ADAMS LN	RES	1	82.50
003-441-005-000	1009 ADAMS LN	RES	1	82.50
003-441-006-000	1011 ADAMS LN	RES	1	82.50
003-441-007-000	1013 ADAMS LN	RES	1	82.50
003-441-008-000	1015 ADAMS LN	RES	1	82.50
003-441-009-000	1017 ADAMS LN	RES	1	82.50
003-441-010-000	1019 ADAMS LN	RES	1	82.50
003-441-011-000	1021 ADAMS LN	RES	1	82.50
003-441-012-000	1023 ADAMS LN	RES	1	82.50
003-441-013-000	1025 ADAMS LN	RES	1	82.50
003-441-014-000	1027 ADAMS LN	RES	1	82.50
003-441-015-000	1029 ADAMS LN	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-441-016-000	1031 ADAMS LN	RES	1	82.50
003-441-017-000	1033 ADAMS LN	RES	1	82.50
003-441-018-000	1035 ADAMS LN	RES	1	82.50
003-441-019-000	1037 ADAMS LN	RES	1	82.50
003-441-020-000	1039 ADAMS LN	RES	1	82.50
003-441-021-000	901 VALLEY OAK DR	RES	1	82.50
003-442-001-000	1000 ADAMS LN	RES	1	82.50
003-442-002-000	1002 ADAMS LN	RES	1	82.50
003-442-003-000	1004 ADAMS LN	RES	1	82.50
003-442-004-000	1006 ADAMS LN	RES	1	82.50
003-442-005-000	1008 ADAMS LN	RES	1	82.50
003-442-006-000	1010 ADAMS LN	RES	1	82.50
003-442-007-000	1012 ADAMS LN	RES	1	82.50
003-442-008-000	1014 ADAMS LN	RES	1	82.50
003-442-009-000	1016 ADAMS LN	RES	1	82.50
003-442-010-000	1018 ADAMS LN	RES	1	82.50
003-442-011-000	1020 ADAMS LN	RES	1	82.50
003-442-012-000	1022 ADAMS LN	RES	1	82.50
003-442-013-000	1024 ADAMS LN	RES	1	82.50
003-442-014-000	1026 ADAMS LN	RES	1	82.50
003-442-015-000	1028 ADAMS LN	RES	1	82.50
003-442-016-000	1030 ADAMS LN	RES	1	82.50
003-442-017-000	1032 ADAMS LN	RES	1	82.50
003-442-018-000	1034 ADAMS LN	RES	1	82.50
003-442-019-000	1036 ADAMS LN	RES	1	82.50
003-442-020-000	805 VALLEY OAK DR	RES	1	82.50
003-442-021-000	803 VALLEY OAK DR	RES	1	82.50
003-442-022-000	801 VALLEY OAK DR	RES	1	82.50
003-442-023-000	1133 MCARTHUR AVE	RES	1	82.50
003-442-024-000	1129 MCARTHUR AVE	RES	1	82.50
003-442-025-000	1125 MCARTHUR AVE	RES	1	82.50
003-444-001-000	716 VALLEY OAK DR	RES	1	82.50
003-444-002-000	714 VALLEY OAK DR	RES	1	82.50
003-444-003-000	712 VALLEY OAK DR	RES	1	82.50
003-444-004-000	710 VALLEY OAK DR	RES	1	82.50
003-444-005-000	708 VALLEY OAK DR	RES	1	82.50
003-444-006-000	706 VALLEY OAK DR	RES	1	82.50
003-445-001-000	1124 MCARTHUR AVE	RES	1	82.50
003-445-002-000	1128 MCARTHUR AVE	RES	1	82.50
003-445-003-000	1132 MCARTHUR AVE	RES	1	82.50
003-445-004-000	711 VALLEY OAK DR	RES	1	82.50
003-445-005-000	709 VALLEY OAK DR	RES	1	82.50
003-445-006-000	707 VALLEY OAK DR	RES	1	82.50
003-445-007-000	705 VALLEY OAK DR	RES	1	82.50
003-445-008-000	703 VALLEY OAK DR	RES	1	82.50
003-445-010-000	701 VALLEY OAK DR	RES	1	82.50
003-445-011-000	699 VALLEY OAK DR	RES	1	82.50
003-450-001-000	101 QUAIL CT	RES	1	82.50
003-450-002-000	103 QUAIL CT	RES	1	82.50
003-450-003-000	105 QUAIL CT	RES	1	82.50
003-450-004-000	107 QUAIL CT	RES	1	82.50
003-450-005-000	108 QUAIL CT	RES	1	82.50
003-450-006-000	106 QUAIL CT	RES	1	82.50
003-450-007-000	104 QUAIL CT	RES	1	82.50
003-450-008-000	102 QUAIL CT	RES	1	82.50
003-450-009-000	100 QUAIL CT	RES	1	82.50
003-450-014-000	1123 W GRANT AVE	COM	1	26.25
003-450-015-000	AVE	COM	1	26.25
003-450-016-000	AVE	COM	1	26.25
003-450-017-000	AVE	COM	1	26.25

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-450-018-000	AVE	COM	1	26.25
003-450-020-000	700 VALLEY OAK DR	COM	1	26.25
003-460-001-000	1001 MCARTHUR AVE	RES	1	82.50
003-460-002-000	1005 MCARTHUR AVE	RES	1	82.50
003-460-003-000	1009 MCARTHUR AVE	RES	1	82.50
003-460-004-000	1015 MCARTHUR AVE	RES	1	82.50
003-460-005-000	1017 MCARTHUR AVE	RES	1	82.50
003-460-006-000	1021 MCARTHUR AVE	RES	1	82.50
003-460-007-000	1025 MCARTHUR AVE	RES	1	82.50
003-460-008-000	1029 MCARTHUR AVE	RES	1	82.50
003-460-009-000	1101 MCARTHUR AVE	RES	1	82.50
003-460-010-000	1105 MCARTHUR AVE	RES	1	82.50
003-460-011-000	1109 MCARTHUR AVE	RES	1	82.50
003-460-012-000	1113 MCARTHUR AVE	RES	1	82.50
003-460-013-000	1117 MCARTHUR AVE	RES	1	82.50
003-460-014-000	1121 MCARTHUR AVE	RES	1	82.50
003-461-001-000	840 JACKSON ST	RES	1	82.50
003-461-002-000	836 JACKSON ST	RES	1	82.50
003-461-003-000	832 JACKSON ST	RES	1	82.50
003-461-004-000	828 JACKSON ST	RES	1	82.50
003-461-005-000	824 JACKSON ST	RES	1	82.50
003-461-006-000	820 JACKSON ST	RES	1	82.50
003-461-007-000	816 JACKSON ST	RES	1	82.50
003-461-008-000	812 JACKSON ST	RES	1	82.50
003-461-009-000	808 JACKSON ST	RES	1	82.50
003-461-010-000	804 JACKSON ST	RES	1	82.50
003-461-011-000	800 JACKSON ST	RES	1	82.50
003-462-001-000	832 JEFFERSON ST	RES	1	82.50
003-462-002-000	828 JEFFERSON ST	RES	1	82.50
003-462-003-000	824 JEFFERSON ST	RES	1	82.50
003-462-004-000	820 JEFFERSON ST	RES	1	82.50
003-462-005-000	816 JEFFERSON ST	RES	1	82.50
003-462-006-000	812 JEFFERSON ST	RES	1	82.50
003-462-007-000	808 JEFFERSON ST	RES	1	82.50
003-462-008-000	804 JEFFERSON ST	RES	1	82.50
003-462-009-000	800 JEFFERSON ST	RES	1	82.50
003-462-010-000	801 JACKSON ST	RES	1	82.50
003-462-011-000	805 JACKSON ST	RES	1	82.50
003-462-012-000	809 JACKSON ST	RES	1	82.50
003-462-013-000	813 JACKSON ST	RES	1	82.50
003-462-014-000	817 JACKSON ST	RES	1	82.50
003-462-015-000	821 JACKSON ST	RES	1	82.50
003-462-016-000	825 JACKSON ST	RES	1	82.50
003-462-017-000	829 JACKSON ST	RES	1	82.50
003-462-018-000	833 JACKSON ST	RES	1	82.50
003-463-001-000	824 LINCOLN LN	RES	1	82.50
003-463-002-000	820 LINCOLN LN	RES	1	82.50
003-463-003-000	816 LINCOLN LN	RES	1	82.50
003-463-004-000	812 LINCOLN LN	RES	1	82.50
003-463-005-000	808 LINCOLN LN	RES	1	82.50
003-463-006-000	804 LINCOLN LN	RES	1	82.50
003-463-007-000	800 LINCOLN ST	RES	1	82.50
003-463-008-000	801 JEFFERSON ST	RES	1	82.50
003-463-009-000	805 JEFFERSON ST	RES	1	82.50
003-463-010-000	809 JEFFERSON ST	RES	1	82.50
003-463-011-000	813 JEFFERSON ST	RES	1	82.50
003-463-012-000	817 JEFFERSON ST	RES	1	82.50
003-463-013-000	821 JEFFERSON ST	RES	1	82.50
003-463-014-000	825 JEFFERSON ST	RES	1	82.50
003-463-015-000	829 JEFFERSON ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-464-001-000	1104 WASHINGTON AVE	RES	1	82.50
003-464-002-000	1100-2 WASHINGTON AVE	RES	2	165.00
003-464-003-000	1024-26 WASHINGTON AVE	RES	2	165.00
003-464-004-000	1020 WASHINGTON AVE	RES	1	82.50
003-464-005-000	1016 WASHINGTON AVE	RES	1	82.50
003-464-006-000	1012 WASHINGTON AVE	RES	1	82.50
003-464-007-000	1008 WASHINGTON AVE	RES	1	82.50
003-464-008-000	1004 WASHINGTON AVE	RES	1	82.50
003-464-009-000	1000 WASHINGTON AVE	RES	1	82.50
003-464-010-000	1108 WASHINGTON AVE	RES	1	82.50
003-464-011-000	1112 WASHINGTON AVE	RES	1	82.50
003-464-012-000	1116 WASHINGTON AVE	RES	1	82.50
003-464-013-000	1120 WASHINGTON AVE	RES	1	82.50
003-465-001-000	816 TAYLOR ST	RES	1	82.50
003-465-002-000	812 TAYLOR ST	RES	1	82.50
003-465-003-000	808 TAYLOR ST	RES	1	82.50
003-465-004-000	804 TAYLOR ST	RES	1	82.50
003-465-005-000	800 TAYLOR ST	RES	1	82.50
003-465-006-000	801 LINCOLN LN	RES	1	82.50
003-465-007-000	805 LINCOLN LN	RES	1	82.50
003-465-008-000	809 LINCOLN LN	RES	1	82.50
003-465-009-000	813 LINCOLN ST	RES	1	82.50
003-465-010-000	817 LINCOLN LN	RES	1	82.50
003-465-011-000	821 LINCOLN LN	RES	1	82.50
003-466-001-000	711 TAYLOR ST	RES	1	82.50
003-466-002-000	713 TAYLOR ST	RES	1	82.50
003-466-003-000	717 TAYLOR ST	RES	1	82.50
003-466-004-000	721 TAYLOR ST	RES	1	82.50
003-466-005-000	801 TAYLOR ST	RES	1	82.50
003-466-006-000	805 TAYLOR ST	RES	1	82.50
003-466-007-000	809 TAYLOR ST	RES	1	82.50
003-466-008-000	813 TAYLOR ST	RES	1	82.50
003-466-009-000	817 TAYLOR ST	RES	1	82.50
003-466-010-000	821 TAYLOR ST	RES	1	82.50
003-466-011-000	901 TAYLOR ST	RES	1	82.50
003-466-012-000	905 TAYLOR ST	RES	1	82.50
003-467-001-000	803 W GRANT AVE	RES	66	5,445.00
003-471-001-000	903 VALLEY OAK DR	RES	1	82.50
003-471-002-000	905 VALLEY OAK DR	RES	1	82.50
003-471-003-000	907 VALLEY OAK DR	RES	1	82.50
003-471-004-000	1038 KENNEDY DR	RES	1	82.50
003-471-005-000	1036 KENNEDY DR	RES	1	82.50
003-471-006-000	1034 KENNEDY DR	RES	1	82.50
003-471-007-000	1032 KENNEDY DR	RES	1	82.50
003-471-008-000	1030 KENNEDY DR	RES	1	82.50
003-471-009-000	1028 KENNEDY DR	RES	1	82.50
003-471-010-000	1026 KENNEDY DR	RES	1	82.50
003-471-011-000	1024 KENNEDY DR	RES	1	82.50
003-471-012-000	1022 KENNEDY DR	RES	1	82.50
003-471-013-000	1020 KENNEDY DR	RES	1	82.50
003-471-014-000	1018 KENNEDY DR	RES	1	82.50
003-471-015-000	1016 KENNEDY DR	RES	1	82.50
003-471-016-000	1014 KENNEDY DR	RES	1	82.50
003-471-017-000	1012 KENNEDY DR	RES	1	82.50
003-471-018-000	1010 KENNEDY DR	RES	1	82.50
003-471-019-000	1008 KENNEDY DR	RES	1	82.50
003-471-020-000	1006 KENNEDY DR	RES	1	82.50
003-471-021-000	1004 KENNEDY DR	RES	1	82.50
003-471-022-000	1002 KENNEDY DR	RES	1	82.50
003-471-023-000	1000 KENNEDY DR	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-472-001-000	1040 EISENHOWER WAY	RES	1	82.50
003-472-002-000	1038 EISENHOWER WAY	RES	1	82.50
003-472-003-000	1036 EISENHOWER WAY	RES	1	82.50
003-472-004-000	1034 EISENHOWER WAY	RES	1	82.50
003-472-005-000	1032 EISENHOWER WAY	RES	1	82.50
003-472-006-000	1030 EISENHOWER WAY	RES	1	82.50
003-472-007-000	1028 EISENHOWER WAY	RES	1	82.50
003-472-008-000	1026 EISENHOWER WAY	RES	1	82.50
003-472-009-000	1027 KENNEDY DR	RES	1	82.50
003-472-010-000	1029 KENNEDY DR	RES	1	82.50
003-472-011-000	1031 KENNEDY DR	RES	1	82.50
003-472-012-000	1033 KENNEDY DR	RES	1	82.50
003-472-013-000	1035 KENNEDY DR	RES	1	82.50
003-472-014-000	1037 KENNEDY DR	RES	1	82.50
003-472-015-000	1039 KENNEDY DR	RES	1	82.50
003-472-016-000	1041 KENNEDY DR	RES	1	82.50
003-473-001-000	1040 ROOSEVELT AVE	RES	1	82.50
003-473-002-000	1038 ROOSEVELT AVE	RES	1	82.50
003-473-003-000	1036 ROOSEVELT AVE	RES	1	82.50
003-473-004-000	1034 ROOSEVELT AVE	RES	1	82.50
003-473-005-000	1032 ROOSEVELT AVE	RES	1	82.50
003-473-006-000	1030 ROOSEVELT AVE	RES	1	82.50
003-473-007-000	1028 ROOSEVELT AVE	RES	1	82.50
003-473-008-000	1026 ROOSEVELT AVE	RES	1	82.50
003-473-009-000	1027 EISENHOWER WAY	RES	1	82.50
003-473-010-000	1029 EISENHOWER WAY	RES	1	82.50
003-473-011-000	1031 EISENHOWER WAY	RES	1	82.50
003-473-012-000	1033 EISENHOWER WAY	RES	1	82.50
003-473-013-000	1035 EISENHOWER WAY	RES	1	82.50
003-473-014-000	1037 EISENHOWER WAY	RES	1	82.50
003-473-015-000	1039 EISENHOWER WAY	RES	1	82.50
003-473-016-000	1041 EISENHOWER WAY	RES	1	82.50
003-474-002-000	1041 ROOSEVELT AVE	RES	1	82.50
003-474-003-000	1039 ROOSEVELT AVE	RES	1	82.50
003-474-004-000	1037 ROOSEVELT AVE	RES	1	82.50
003-474-005-000	1035 ROOSEVELT AVE	RES	1	82.50
003-474-006-000	1033 ROOSEVELT AVE	RES	1	82.50
003-474-007-000	1031 ROOSEVELT AVE	RES	1	82.50
003-474-008-000	1029 ROOSEVELT AVE	RES	1	82.50
003-474-009-000	1027 ROOSEVELT AVE	RES	1	82.50
003-474-010-000	1025 ROOSEVELT AVE	RES	1	82.50
003-474-011-000	1023 ROOSEVELT AVE	RES	1	82.50
003-474-012-000	1021 ROOSEVELT AVE	RES	1	82.50
003-474-013-000	1019 ROOSEVELT AVE	RES	1	82.50
003-474-014-000	1017 ROOSEVELT AVE	RES	1	82.50
003-474-015-000	1015 ROOSEVELT AVE	RES	1	82.50
003-474-016-000	1013 ROOSEVELT AVE	RES	1	82.50
003-474-017-000	1011 ROOSEVELT AVE	RES	1	82.50
003-474-018-000	1109 ROOSEVELT AVE	RES	1	82.50
003-474-019-000	1107 ROOSEVELT AVE	RES	1	82.50
003-474-020-000	1105 ROOSEVELT AVE	RES	1	82.50
003-474-021-000	1103 ROOSEVELT AVE	RES	1	82.50
003-474-022-000	1101 ROOSEVELT AVE	RES	1	82.50
003-474-023-000	1007 ROOSEVELT AVE	RES	1	82.50
003-474-026-000	1003 ROOSEVELT AVE	RES	1	82.50
003-474-028-000	1001-05 ROOSEVELT AVE	RES	1	82.50
003-475-001-000	1105 HOOVER ST	RES	1	82.50
003-475-002-000	1103 HOOVER ST	RES	1	82.50
003-475-003-000	1101 HOOVER ST	RES	1	82.50
003-475-004-000	1007 HOOVER ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-475-005-000	1005 HOOVER ST	RES	1	82.50
003-475-006-000	1003 HOOVER ST	RES	1	82.50
003-475-007-000	1001 HOOVER ST	RES	1	82.50
003-475-008-000	1017 KENNEDY DR	RES	1	82.50
003-475-009-000	1015 KENNEDY DR	RES	1	82.50
003-475-010-000	1013 KENNEDY DR	RES	1	82.50
003-475-011-000	1011 KENNEDY DR	RES	1	82.50
003-475-012-000	1012 TAFT CT	RES	2	165.00
003-475-013-000	1014 TAFT CT	RES	1	82.50
003-475-014-000	1016 TAFT CT	RES	1	82.50
003-475-015-000	1018 TAFT CT	RES	1	82.50
003-475-016-000	1017 TAFT CT	RES	1	82.50
003-475-017-000	1015 TAFT CT	RES	1	82.50
003-475-018-000	1013 TAFT CT	RES	1	82.50
003-475-019-000	1011 TAFT CT	RES	1	82.50
003-475-020-000	1012 ROOSEVELT AVE	RES	1	82.50
003-475-021-000	1014 ROOSEVELT AVE	RES	1	82.50
003-475-022-000	1016 ROOSEVELT AVE	RES	1	82.50
003-475-023-000	1018 ROOSEVELT AVE	RES	1	82.50
003-480-023-000	107 CASELLI CT	RES	1	82.50
003-480-024-000	105 CASELLI CT	RES	1	82.50
003-480-025-000	103 CASELLI CT	RES	1	82.50
003-480-026-000	101 CASELLI CT	RES	1	82.50
003-480-027-000	110 E MAIN ST	RES	1	82.50
003-480-028-000	108 E MAIN ST	RES	1	82.50
003-480-029-000	106 E MAIN ST	RES	1	82.50
003-480-030-000	104 E MAIN ST	RES	1	82.50
003-480-031-000	102 E MAIN ST	RES	1	82.50
003-480-032-000	100 E MAIN ST	RES	1	82.50
003-480-033-000	40 E MAIN ST	RES	1	82.50
003-480-034-000	38 E MAIN ST	RES	1	82.50
003-480-035-000	36 E MAIN ST	RES	1	82.50
003-480-036-000	34 E MAIN ST	RES	1	82.50
003-480-037-000	100 CASELLI CT	RES	1	82.50
003-480-038-000	102 CASELLI CT	RES	1	82.50
003-480-040-000	107 E MAIN ST	RES	1	82.50
003-480-041-000	105 E MAIN ST	RES	1	82.50
003-480-042-000	103 E MAIN ST	RES	1	82.50
003-480-043-000	101 E MAIN ST	RES	1	82.50
003-480-044-000	101 LAUREN CT	RES	1	82.50
003-480-045-000	103 LAUREN CT	RES	1	82.50
003-480-046-000	105 LAUREN CT	RES	1	82.50
003-480-047-000	107 LAUREN CT	RES	1	82.50
003-480-048-000	109 LAUREN CT	RES	1	82.50
003-480-049-000	111 LAUREN CT	RES	1	82.50
003-480-050-000	110 LAUREN CT	RES	1	82.50
003-480-051-000	401 EAST ST	RES	1	82.50
003-480-052-000	399 EAST ST	RES	1	82.50
003-480-053-000	108 LAUREN CT	RES	1	82.50
003-480-054-000	106 LAUREN CT	RES	1	82.50
003-480-055-000	104 LAUREN CT	RES	1	82.50
003-480-056-000	102 LAUREN CT	RES	1	82.50
003-480-057-000	100 LAUREN CT	RES	1	82.50
003-480-058-000	39 E MAIN ST	RES	1	82.50
003-480-059-000	37 E MAIN ST	RES	1	82.50
003-480-060-000	35 E MAIN ST	RES	1	82.50
003-480-061-000	33 E MAIN ST	RES	1	82.50
003-480-064-000	104 CASELLI CT	RES	1	82.50
003-480-066-000	106 CASELLI CT	RES	1	82.50
003-480-068-000	32 E MAIN ST	RES	32	2,640.00

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-491-001-000	841 WALNUT LN	RES	1	82.50
003-491-002-000	101 ORCHARD LN	RES	1	82.50
003-491-003-000	103 ORCHARD LN	RES	1	82.50
003-491-004-000	105 ORCHARD LN	RES	1	82.50
003-491-005-000	107 ORCHARD LN	RES	1	82.50
003-491-006-000	109 ORCHARD LN	RES	1	82.50
003-491-007-000	111 ORCHARD LN	RES	1	82.50
003-491-008-000	113 ORCHARD LN	RES	1	82.50
003-491-009-000	115 ORCHARD LN	RES	1	82.50
003-491-010-000	114 ORCHARD LN	RES	1	82.50
003-491-011-000	112 ORCHARD LN	RES	1	82.50
003-491-012-000	110 ORCHARD LN	RES	1	82.50
003-491-013-000	108 ORCHARD LN	RES	1	82.50
003-491-014-000	106 ORCHARD LN	RES	1	82.50
003-491-015-000	104 ORCHARD LN	RES	1	82.50
003-491-016-000	102 ORCHARD LN	RES	1	82.50
003-491-017-000	100 ORCHARD LN	RES	1	82.50
003-491-018-000	839 WALNUT LN	RES	1	82.50
003-491-019-000	837 WALNUT LN	RES	1	82.50
003-491-020-000	101 ALMOND DR	RES	1	82.50
003-491-021-000	103 ALMOND DR	RES	1	82.50
003-491-022-000	105 ALMOND DR	RES	1	82.50
003-491-023-000	107 ALMOND DR	RES	1	82.50
003-491-024-000	109 ALMOND DR	RES	1	82.50
003-491-025-000	111 ALMOND DR	RES	1	82.50
003-491-026-000	113 ALMOND DR	RES	1	82.50
003-491-027-000	115 ALMOND DR	RES	1	82.50
003-491-028-000	117 ALMOND DR	RES	1	82.50
003-492-001-000	100 ALMOND DR	RES	1	82.50
003-492-002-000	102 ALMOND DR	RES	1	82.50
003-492-003-000	104 ALMOND DR	RES	1	82.50
003-492-004-000	106 ALMOND DR	RES	1	82.50
003-492-005-000	108 ALMOND DR	RES	1	82.50
003-492-006-000	110 ALMOND DR	RES	1	82.50
003-492-007-000	112 ALMOND DR	RES	1	82.50
003-492-008-000	114 ALMOND DR	RES	1	82.50
003-492-009-000	116 ALMOND DR	RES	1	82.50
003-492-010-000	118 ALMOND DR	RES	1	82.50
003-492-011-000	200 ALMOND DR	RES	1	82.50
003-492-012-000	202 ALMOND DR	RES	1	82.50
003-492-013-000	204 ALMOND DR	RES	1	82.50
003-492-014-000	206 ALMOND DR	RES	1	82.50
003-492-015-000	208 ALMOND DR	RES	1	82.50
003-492-016-000	210 ALMOND DR	RES	1	82.50
003-492-017-000	212 ALMOND DR	RES	1	82.50
003-492-019-000	121 BROADVIEW LN	RES	1	82.50
003-492-020-000	119 BROADVIEW LN	RES	1	82.50
003-492-021-000	117 BROADVIEW LN	RES	1	82.50
003-492-022-000	115 BROADVIEW LN	RES	1	82.50
003-492-023-000	113 BROADVIEW LN	RES	1	82.50
003-492-024-000	111 BROADVIEW LN	RES	1	82.50
003-492-025-000	109 BROADVIEW LN	RES	1	82.50
003-492-026-000	107 BROADVIEW LN	RES	1	82.50
003-492-027-000	105 BROADVIEW LN	RES	1	82.50
003-492-028-000	103 BROADVIEW LN	RES	1	82.50
003-492-029-000	101 BROADVIEW LN	RES	1	82.50
003-492-030-000	100 BROADVIEW LN	RES	1	82.50
003-492-031-000	102 BROADVIEW LN	RES	1	82.50
003-492-032-000	104 BROADVIEW LN	RES	1	82.50
003-492-033-000	106 BROADVIEW LN	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-492-034-000	108 BROADVIEW LN	RES	1	82.50
003-492-035-000	110 BROADVIEW LN	RES	1	82.50
003-492-036-000	112 BROADVIEW LN	RES	1	82.50
003-492-037-000	114 BROADVIEW LN	RES	1	82.50
003-492-038-000	116 BROADVIEW LN	RES	1	82.50
003-492-039-000	118 BROADVIEW LN	RES	1	82.50
003-492-040-000	120 BROADVIEW LN	RES	1	82.50
003-492-041-000	127 COLBY LN	RES	1	82.50
003-492-042-000	125 COLBY LN	RES	1	82.50
003-492-043-000	123 COLBY LN	RES	1	82.50
003-492-044-000	121 COLBY LN	RES	1	82.50
003-492-045-000	119 COLBY LN	RES	1	82.50
003-492-046-000	117 COLBY LN	RES	1	82.50
003-492-047-000	115 COLBY LN	RES	1	82.50
003-492-048-000	113 COLBY LN	RES	1	82.50
003-492-049-000	111 COLBY LN	RES	1	82.50
003-492-050-000	109 COLBY LN	RES	1	82.50
003-492-051-000	107 COLBY LN	RES	1	82.50
003-492-052-000	105 COLBY LN	RES	1	82.50
003-492-053-000	103 COLBY LN	RES	1	82.50
003-492-054-000	101 COLBY LN	RES	1	82.50
003-492-055-000	100 COLBY LN	RES	1	82.50
003-492-056-000	102 COLBY LN	RES	1	82.50
003-492-057-000	104 COLBY LN	RES	1	82.50
003-492-058-000	106 COLBY LN	RES	1	82.50
003-492-059-000	108 COLBY LN	RES	1	82.50
003-492-060-000	110 COLBY LN	RES	1	82.50
003-492-061-000	112 COLBY LN	RES	1	82.50
003-492-062-000	114 COLBY LN	RES	1	82.50
003-492-063-000	116 COLBY LN	RES	1	82.50
003-492-064-000	118 COLBY LN	RES	1	82.50
003-492-065-000	120 COLBY LN	RES	1	82.50
003-492-066-000	122 COLBY LN	RES	1	82.50
003-492-067-000	124 COLBY LN	RES	1	82.50
003-492-068-000	126 COLBY LN	RES	1	82.50
003-501-001-000	1033 VILLAGE CIR	RES	1	82.50
003-501-002-000	1031 VILLAGE CIR	RES	1	82.50
003-501-003-000	1029 VILLAGE CIR	RES	1	82.50
003-501-004-000	1027 VILLAGE CIR	RES	1	82.50
003-501-005-000	1025 VILLAGE CIR	RES	1	82.50
003-501-006-000	1023 VILLAGE CIR	RES	1	82.50
003-501-007-000	1008 BERRYESSA CT	RES	1	82.50
003-501-008-000	1010 BERRYESSA CT	RES	1	82.50
003-501-009-000	1012 BERRYESSA CT	RES	1	82.50
003-501-010-000	1014 BERRYESSA CT	RES	1	82.50
003-501-011-000	408 NIEMANN ST	RES	1	82.50
003-501-012-000	406 NIEMANN ST	RES	1	82.50
003-501-013-000	1016 BERRYESSA CT	RES	1	82.50
003-501-014-000	404 NIEMANN ST	RES	1	82.50
003-501-015-000	1015 BERRYESSA CT	RES	1	82.50
003-501-016-000	1013 BERRYESSA CT	RES	1	82.50
003-501-017-000	1011 BERRYESSA CT	RES	1	82.50
003-501-018-000	1009 BERRYESSA CT	RES	1	82.50
003-501-019-000	1008 HILLVIEW LN	RES	1	82.50
003-501-020-000	1010 HILLVIEW LN	RES	1	82.50
003-501-021-000	1012 HILLVIEW LN	RES	1	82.50
003-501-022-000	1014 HILLVIEW LN	RES	1	82.50
003-501-023-000	323 HILLVIEW LN	RES	1	82.50
003-501-024-000	321 HILLVIEW LN	RES	1	82.50
003-501-025-000	319 HILLVIEW LN	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-501-026-000	317 HILLVIEW LN	RES	1	82.50
003-501-027-000	315 HILLVIEW LN	RES	1	82.50
003-501-028-000	313 HILLVIEW LN	RES	1	82.50
003-501-029-000	311 HILLVIEW LN	RES	1	82.50
003-501-030-000	310 NIEMANN ST	RES	1	82.50
003-501-031-000	312 NIEMANN ST	RES	1	82.50
003-501-032-000	314 NIEMANN ST	RES	1	82.50
003-501-033-000	316 NIEMANN ST	RES	1	82.50
003-501-034-000	318 NIEMANN ST	RES	1	82.50
003-501-035-000	320 NIEMANN ST	RES	1	82.50
003-501-036-000	400 NIEMANN ST	RES	1	82.50
003-501-037-000	402 NIEMANN ST	RES	1	82.50
003-502-001-000	1009 HILLVIEW LN	RES	1	82.50
003-502-002-000	1011 HILLVIEW LN	RES	1	82.50
003-502-003-000	1013 HILLVIEW LN	RES	1	82.50
003-502-004-000	316 HILLVIEW LN	RES	1	82.50
003-502-005-000	314 HILLVIEW LN	RES	1	82.50
003-502-006-000	312 HILLVIEW LN	RES	1	82.50
003-502-007-000	1012 VILLAGE CIR	RES	1	82.50
003-502-008-000	1010 VILLAGE CIR	RES	1	82.50
003-502-009-000	1008 VILLAGE CIR	RES	1	82.50
003-502-010-000	313 VILLAGE CIR	RES	1	82.50
003-502-011-000	315 VILLAGE CIR	RES	1	82.50
003-502-012-000	317 VILLAGE CIR	RES	1	82.50
003-503-001-000	1032 VILLAGE CIR	RES	1	82.50
003-503-002-000	1030 VILLAGE CIR	RES	1	82.50
003-503-003-000	1028 VILLAGE CIR	RES	1	82.50
003-503-004-000	1026 VILLAGE CIR	RES	1	82.50
003-503-005-000	1024 VILLAGE CIR	RES	1	82.50
003-503-006-000	1022 VILLAGE CIR	RES	1	82.50
003-503-007-000	414 VILLAGE CIR	RES	1	82.50
003-503-008-000	412 VILLAGE CIR	RES	1	82.50
003-503-009-000	410 VILLAGE CIR	RES	1	82.50
003-503-010-000	408 VILLAGE CIR	RES	1	82.50
003-503-012-000	406 VILLAGE CIR	RES	1	82.50
003-503-013-000	404 VILLAGE CIR	RES	1	82.50
003-503-014-000	402 VILLAGE CIR	RES	1	82.50
003-503-015-000	400 VILLAGE CIR	RES	1	82.50
003-503-016-000	318 VILLAGE CIR	RES	1	82.50
003-503-017-000	316 VILLAGE CIR	RES	1	82.50
003-503-018-000	314 VILLAGE CIR	RES	1	82.50
003-503-019-000	312 VILLAGE CIR	RES	1	82.50
003-503-020-000	310 VILLAGE CIR	RES	1	82.50
003-503-021-000	308 VILLAGE CIR	RES	1	82.50
003-503-022-000	1005 VILLAGE CIR	RES	1	82.50
003-503-023-000	1007 VILLAGE CIR	RES	1	82.50
003-503-024-000	1009 VILLAGE CIR	RES	1	82.50
003-503-025-000	1011 VILLAGE CIR	RES	1	82.50
003-503-026-000	1013 VILLAGE CIR	RES	1	82.50
003-503-027-000	1015 VILLAGE CIR	RES	1	82.50
003-503-028-000	1017 VILLAGE CIR	RES	1	82.50
003-503-029-000	1019 VILLAGE CIR	RES	1	82.50
003-503-030-000	1021 VILLAGE CIR	RES	1	82.50
003-510-007-000	718 LUPINE WAY	RES	1	82.50
003-510-008-000	720 LUPINE WAY	RES	1	82.50
003-510-009-000	722 LUPINE WAY	RES	1	82.50
003-510-010-000	724 LUPINE WAY	RES	1	82.50
003-510-011-000	726 LUPINE WAY	RES	1	82.50
003-510-012-000	728 LUPINE WAY	RES	1	82.50
003-510-013-000	730 LUPINE WAY	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-510-014-000	731 MAIN ST	RES	1	82.50
003-510-015-000	729 MAIN ST	RES	1	82.50
003-510-016-000	727 MAIN ST	RES	1	82.50
003-510-017-000	725 MAIN ST	RES	1	82.50
003-510-018-000	723 MAIN ST	RES	1	82.50
003-510-019-000	721 MAIN ST	RES	1	82.50
003-510-020-000	719 MAIN ST	RES	1	82.50
003-511-001-000	743 MAIN ST	RES	1	82.50
003-511-002-000	741 MAIN ST	RES	1	82.50
003-511-003-000	739 MAIN ST	RES	1	82.50
003-511-004-000	737 MAIN ST	RES	1	82.50
003-511-005-000	735 MAIN ST	RES	1	82.50
003-511-006-000	733 MAIN ST	RES	1	82.50
003-511-007-000	732 FOXGLOVE CIR	RES	1	82.50
003-511-008-000	734 FOXGLOVE CIR	RES	1	82.50
003-511-009-000	736 FOXGLOVE CIR	RES	1	82.50
003-511-010-000	738 FOXGLOVE CIR	RES	1	82.50
003-511-011-000	713 FOXGLOVE CIR	RES	1	82.50
003-511-012-000	711 FOXGLOVE CIR	RES	1	82.50
003-511-013-000	709 FOXGLOVE CIR	RES	1	82.50
003-511-014-000	707 FOXGLOVE CIR	RES	1	82.50
003-511-015-000	620 FOXGLOVE CIR	RES	1	82.50
003-511-016-000	615 FOXGLOVE CIR	RES	1	82.50
003-512-001-000	710 FOXGLOVE CIR	RES	1	82.50
003-512-002-000	708 FOXGLOVE CIR	RES	1	82.50
003-512-003-000	706 FOXGLOVE CIR	RES	1	82.50
003-512-004-000	618 FOXGLOVE CIR	RES	1	82.50
003-512-005-000	636 FOXGLOVE CIR	RES	1	82.50
003-512-006-000	634 FOXGLOVE CIR	RES	1	82.50
003-512-007-000	632 FOXGLOVE CIR	RES	1	82.50
003-512-008-000	615 IVY LOOP	RES	1	82.50
003-512-009-000	706 IVY LP	RES	1	82.50
003-512-010-000	708 IVY LOOP	RES	1	82.50
003-512-011-000	712 IVY LOOP	RES	1	82.50
003-513-001-000	641 FOXGLOVE CIR	RES	1	82.50
003-513-002-000	639 FOXGLOVE CIR	RES	1	82.50
003-513-003-000	637 FOXGLOVE CIR	RES	1	82.50
003-513-004-000	635 FOXGLOVE CIR	RES	1	82.50
003-513-005-000	633 FOXGLOVE CIR	RES	1	82.50
003-513-006-000	631 FOXGLOVE CIR	RES	1	82.50
003-513-007-000	609 IVY LOOP	RES	1	82.50
003-513-008-000	607 IVY LOOP	RES	1	82.50
003-513-009-000	605 IVY LOOP	RES	1	82.50
003-513-010-000	603 IVY LOOP	RES	1	82.50
003-513-011-000	601 IVY LOOP	RES	1	82.50
003-513-012-000	631 IVY LOOP	RES	1	82.50
003-513-013-000	629 IVY LOOP	RES	1	82.50
003-513-014-000	627 IVY LOOP	RES	1	82.50
003-513-015-000	625 IVY LOOP	RES	1	82.50
003-513-016-000	623 IVY LOOP	RES	1	82.50
003-513-017-000	621 IVY LOOP	RES	1	82.50
003-514-001-000	606 IVY LOOP	RES	1	82.50
003-514-002-000	604 IVY LOOP	RES	1	82.50
003-514-003-000	602 IVY LOOP	RES	1	82.50
003-514-004-000	600 IVY LOOP	RES	1	82.50
003-514-005-000	626 IVY LOOP	RES	2	165.00
003-514-006-000	624 IVY LOOP	RES	1	82.50
003-514-007-000	601 SNAPDRAGON CT	RES	1	82.50
003-514-008-000	621 FICUS WAY	RES	1	82.50
003-514-009-000	625 FICUS WAY	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-515-001-000	629 SNAPDRAGON DR	RES	1	82.50
003-515-002-000	627 SNAPDRAGON DR	RES	1	82.50
003-515-003-000	625 SNAPDRAGON DR	RES	1	82.50
003-515-004-000	623 SNAPDRAGON DR	RES	1	82.50
003-515-005-000	621 SNAPDRAGON DR	RES	1	82.50
003-515-006-000	611 SNAPDRAGON DR	RES	1	82.50
003-515-007-000	609 SNAPDRAGON DR	RES	1	82.50
003-515-008-000	607 SNAPDRAGON DR	RES	1	82.50
003-515-009-000	624 FICUS WAY	RES	1	82.50
003-515-010-000	626 FICUS WAY	RES	1	82.50
003-515-011-000	628 FICUS WAY	RES	1	82.50
003-515-012-000	630 FICUS WAY	RES	1	82.50
003-516-001-000	727 LUPINE WAY	RES	1	82.50
003-516-002-000	725 LUPINE WAY	RES	1	82.50
003-516-003-000	723 LUPINE WAY	RES	1	82.50
003-516-004-000	721 LUPINE WAY	RES	1	82.50
003-516-005-000	719 LUPINE WAY	RES	1	82.50
003-516-006-000	717 LUPINE WAY	RES	1	82.50
003-516-007-000	620 SNAPDRAGON DR	RES	1	82.50
003-516-008-000	622 SNAPDRAGON DR	RES	1	82.50
003-516-009-000	624 SNAPDRAGON DR	RES	1	82.50
003-516-010-000	626 SNAPDRAGON DR	RES	1	82.50
003-516-011-000	628 SNAPDRAGON DR	RES	1	82.50
003-516-012-000	630 SNAPDRAGON DR	RES	1	82.50
003-516-013-000	632 SNAPDRAGON DR	RES	1	82.50
003-516-014-000	729 LUPINE WAY	RES	1	82.50
003-521-001-000	717 MAIN ST	RES	1	82.50
003-521-002-000	715 MAIN ST	RES	1	82.50
003-521-003-000	715 ASTER ST	RES	1	82.50
003-521-004-000	713 ASTER ST	RES	1	82.50
003-521-005-000	711 ASTER ST	RES	1	82.50
003-521-006-000	709 ASTER ST	RES	1	82.50
003-521-007-000	707 ASTER ST	RES	1	82.50
003-521-008-000	716 LUPINE WAY	RES	1	82.50
003-523-001-000	700 IVY LOOP	RES	1	82.50
003-523-002-000	702 IVY LOOP	RES	1	82.50
003-523-003-000	704 IVY CT	RES	1	82.50
003-523-004-000	706 IVY CT	RES	1	82.50
003-523-005-000	708 IVY CT	RES	1	82.50
003-523-006-000	710 IVY CT	RES	1	82.50
003-523-007-000	712 IVY CT	RES	1	82.50
003-523-008-000	714 IVY CT	RES	1	82.50
003-523-009-000	716 IVY CT	RES	1	82.50
003-523-010-000	715 IVY CT	RES	1	82.50
003-523-011-000	713 IVY CT	RES	1	82.50
003-523-012-000	711 IVY CT	RES	1	82.50
003-523-013-000	709 IVY CT	RES	1	82.50
003-523-014-000	707 IVY CT	RES	1	82.50
003-523-015-000	705 IVY CT	RES	1	82.50
003-523-016-000	706 ASTER ST	RES	1	82.50
003-523-017-000	708 ASTER ST	RES	1	82.50
003-523-018-000	710 ASTER ST	RES	1	82.50
003-523-019-000	712 ASTER ST	RES	1	82.50
003-523-020-000	714 ASTER ST	RES	1	82.50
003-523-021-000	716 ASTER ST	RES	1	82.50
003-524-001-000	715 LUPINE WAY	RES	1	82.50
003-524-002-000	713 LUPINE WAY	RES	1	82.50
003-524-003-000	711 LUPINE WAY	RES	1	82.50
003-524-004-000	709 LUPINE WAY	RES	1	82.50
003-524-005-000	707 LUPINE WAY	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-524-006-000	705 LUPINE WAY	RES	1	82.50
003-524-007-000	618 SNAPDRAGON DR	RES	1	82.50
003-524-008-000	616 SNAPDRAGON DR	RES	1	82.50
003-524-009-000	614 SNAPDRAGON DR	RES	1	82.50
003-524-010-000	612 SNAPDRAGON DR	RES	1	82.50
003-524-011-000	610 SNAPDRAGON DR	RES	1	82.50
003-524-012-000	608 SNAPDRAGON DR	RES	1	82.50
003-524-013-000	606 SNAPDRAGON DR	RES	1	82.50
003-524-014-000	604 SNAPDRAGON CT	RES	1	82.50
003-524-015-000	602 SNAPDRAGON CT	RES	1	82.50
003-524-016-000	600 SNAPDRAGON CT	RES	1	82.50
003-524-017-000	620 IVY LOOP	RES	1	82.50
003-524-018-000	622 IVY LOOP	RES	1	82.50
003-524-019-000	415 GRANT AVE	COM	1	26.25
030-210-004-000	CR 89	RES	1	82.50
030-220-008-000	111 NIEMANN ST	RES	1	82.50
030-220-009-000	105 NIEMANN ST	RES	1	82.50
030-220-010-000	T8N R1W POR SEC 21	COM	1	26.25
030-220-027-000	R1W POR SEC 21	RES	1	82.50
030-220-034-000	AVE	COM	1	26.25
030-220-035-000	435 ANDERSON AVE	COM	1	26.25
030-361-004-000	1204 VALLEY OAK DR	RES	1	82.50
030-361-005-000	1202 VALLEY OAK DR	RES	1	82.50
030-361-006-000	1200 VALLEY OAK DR	RES	1	82.50
030-361-007-000	503 DORSET CT	RES	1	82.50
030-361-008-000	505 DORSET CT	RES	1	82.50
030-361-009-000	508 DORSET CT	RES	1	82.50
030-361-010-000	506 DORSET CT	RES	1	82.50
030-361-011-000	504 DORSET CT	RES	1	82.50
030-361-012-000	502 DORSET CT	RES	1	82.50
030-361-013-000	500 DORSET CT	RES	1	82.50
030-361-014-000	1104 VALLEY OAK DR	RES	1	82.50
030-361-015-000	1102 VALLEY OAK DR	RES	1	82.50
030-361-016-000	1100 VALLEY OAK DR	RES	1	82.50
030-361-017-000	401 COLUMBIA WAY	RES	1	82.50
030-361-018-000	403 COLUMBIA WAY	RES	1	82.50
030-361-019-000	405 COLUMBIA WAY	RES	1	82.50
030-361-020-000	407 COLUMBIA WAY	RES	1	82.50
030-361-021-000	409 COLUMBIA WAY	RES	1	82.50
030-361-022-000	411 COLUMBIA WAY	RES	1	82.50
030-361-023-000	413 COLUMBIA WAY	RES	1	82.50
030-361-024-000	415 COLUMBIA WAY	RES	1	82.50
030-361-025-000	417 COLUMBIA WAY	RES	1	82.50
030-361-026-000	1005 SUFFOLK CT	RES	1	82.50
030-361-028-000	1010 SUFFOLK CT	RES	1	82.50
030-361-029-000	1008 SUFFOLK CT	RES	1	82.50
030-361-030-000	1006 SUFFOLK CT	RES	1	82.50
030-361-031-000	1004 SUFFOLK CT	RES	1	82.50
030-361-032-000	1206 VALLEY OAK DR	RES	1	82.50
030-362-001-000	404 COLUMBIA WAY	RES	1	82.50
030-362-002-000	402 COLUMBIA WAY	RES	1	82.50
030-362-003-000	400 COLUMBIA WAY	RES	1	82.50
030-371-001-000	201 SUFFOLK PL	RES	1	82.50
030-371-002-000	203 SUFFOLK PL	RES	1	82.50
030-371-003-000	205 SUFFOLK PL	RES	1	82.50
030-371-004-000	207 SUFFOLK PL	RES	1	82.50
030-371-005-000	209 SUFFOLK PL	RES	1	82.50
030-371-006-000	211 SUFFOLK PL	RES	1	82.50
030-371-007-000	803 SUFFOLK PL	RES	1	82.50
030-371-008-000	805 SUFFOLK PL	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-371-009-000	807 SUFFOLK PL	RES	1	82.50
030-371-010-000	901 SUFFOLK PL	RES	1	82.50
030-371-011-000	903 SUFFOLK PL	RES	1	82.50
030-371-012-000	905 SUFFOLK PL	RES	1	82.50
030-371-013-000	907 SUFFOLK PL	RES	1	82.50
030-371-014-000	410 COLUMBIA WAY	RES	1	82.50
030-371-015-000	408 COLUMBIA WAY	RES	1	82.50
030-371-016-000	406 COLUMBIA WAY	RES	1	82.50
030-371-017-000	301 HAMPSHIRE CT	RES	1	82.50
030-371-018-000	303 HAMPSHIRE CT	RES	1	82.50
030-371-019-000	305 HAMPSHIRE CT	RES	1	82.50
030-371-020-000	307 HAMPSHIRE CT	RES	1	82.50
030-371-021-000	309 HAMPSHIRE CT	RES	1	82.50
030-371-022-000	311 HAMPSHIRE CT	RES	1	82.50
030-371-023-000	308 HAMPSHIRE CT	RES	1	82.50
030-371-024-000	306 HAMPSHIRE CT	RES	1	82.50
030-371-025-000	304 HAMPSHIRE CT	RES	1	82.50
030-371-026-000	302 HAMPSHIRE CT	RES	1	82.50
030-371-027-000	300 HAMPSHIRE CT	RES	1	82.50
030-372-001-000	1002 SUFFOLK CT	RES	1	82.50
030-372-002-000	1000 SUFFOLK CT	RES	1	82.50
030-372-003-000	906 SUFFOLK PL	RES	1	82.50
030-372-004-000	904 SUFFOLK PL	RES	1	82.50
030-372-005-000	902 SUFFOLK PL	RES	1	82.50
030-372-006-000	900 SUFFOLK PL	RES	1	82.50
030-372-007-000	810 SUFFOLK PL	RES	1	82.50
030-372-008-000	808 SUFFOLK PL	RES	1	82.50
030-372-009-000	806 SUFFOLK PL	RES	1	82.50
030-372-010-000	804 SUFFOLK PL	RES	1	82.50
030-372-011-000	802 SUFFOLK PL	RES	1	82.50
030-372-012-000	800 SUFFOLK PL	RES	1	82.50
030-372-013-000	212 SUFFOLK PL	RES	1	82.50
030-372-014-000	210 SUFFOLK PL	RES	1	82.50
030-372-015-000	208 SUFFOLK PL	RES	1	82.50
030-372-016-000	902 SOUTHDOWN CT	RES	1	82.50
030-372-017-000	904 SOUTHDOWN CT	RES	1	82.50
030-372-018-000	906 SOUTHDOWN CT	RES	1	82.50
030-372-019-000	908 SOUTHDOWN CT	RES	1	82.50
030-372-020-000	910 SOUTHDOWN CT	RES	1	82.50
030-372-021-000	909 SOUTHDOWN CT	RES	1	82.50
030-372-022-000	907 SOUTHDOWN CT	RES	1	82.50
030-372-023-000	905 SOUTHDOWN CT	RES	1	82.50
030-372-024-000	903 SOUTHDOWN CT	RES	1	82.50
030-372-025-000	901 SOUTHDOWN CT	RES	1	82.50
030-381-001-000	410 MOODY SLOUGH RD	RES	1	82.50
030-381-002-000	401 GRIFFIN WAY	RES	1	82.50
030-381-003-000	403 GRIFFIN WAY	RES	1	82.50
030-381-004-000	405 GRIFFIN WAY	RES	1	82.50
030-381-005-000	407 GRIFFIN WAY	RES	1	82.50
030-381-006-000	409 GRIFFIN WAY	RES	1	82.50
030-381-007-000	1108 GRIFFIN WAY	RES	1	82.50
030-381-010-000	1102 GRIFFIN WAY	RES	1	82.50
030-381-011-000	1100 GRIFFIN WAY	RES	1	82.50
030-381-013-000	1104 GRIFFIN WAY	RES	1	82.50
030-381-015-000	1106 GRIFFIN WAY	RES	1	82.50
030-382-001-000	402 GRIFFIN WAY	RES	1	82.50
030-382-002-000	404 GRIFFIN WAY	RES	1	82.50
030-382-003-000	406 GRIFFIN WAY	RES	1	82.50
030-382-004-000	408 GRIFFIN WAY	RES	1	82.50
030-382-005-000	409 NIEMANN ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-382-006-000	407 NIEMANN ST	RES	1	82.50
030-382-007-000	405 NIEMANN ST	RES	1	82.50
030-382-008-000	403 NIEMANN ST	RES	1	82.50
030-391-001-000	443 COTTAGE CIR	RES	1	82.50
030-391-002-000	439 COTTAGE CIR	RES	1	82.50
030-391-003-000	435 COTTAGE CIR	RES	1	82.50
030-391-004-000	431 COTTAGE CIR	RES	1	82.50
030-391-005-000	427 COTTAGE CIR	RES	1	82.50
030-391-006-000	423 COTTAGE CIR	RES	1	82.50
030-391-007-000	419 COTTAGE CIR	RES	1	82.50
030-391-010-000	410 ANDERSON AVE	RES	1	82.50
030-391-011-000	414 ANDERSON AVE	RES	1	82.50
030-391-012-000	418 ANDERSON AVE	RES	1	82.50
030-391-013-000	422 ANDERSON AVE	RES	1	82.50
030-391-014-000	426 ANDERSON AVE	RES	1	82.50
030-391-015-000	430 ANDERSON AVE	RES	1	82.50
030-391-016-000	434 ANDERSON AVE	RES	1	82.50
030-391-017-000	438 ANDERSON AVE	RES	1	82.50
030-391-018-000	442 ANDERSON AVE	RES	1	82.50
030-391-019-000	415 COTTAGE CIR	RES	1	82.50
030-391-021-000	411 COTTAGE CIR	RES	1	82.50
030-392-001-000	474 COTTAGE CIR	RES	1	82.50
030-392-002-000	470 COTTAGE CIR	RES	1	82.50
030-392-003-000	466 COTTAGE CIR	RES	1	82.50
030-392-004-000	462 COTTAGE CIR	RES	1	82.50
030-392-005-000	458 COTTAGE CIR	RES	1	82.50
030-392-006-000	CIR	RES	1	82.50
030-392-007-000	430 COTTAGE CIR	RES	1	82.50
030-392-009-000	422 COTTAGE CIR	RES	1	82.50
030-392-010-000	418 COTTAGE CIR	RES	1	82.50
030-392-011-000	414 COTTAGE CIR	RES	1	82.50
030-392-012-000	410 COTTAGE CIR	RES	1	82.50
030-392-013-000	408 COTTAGE CIR	RES	1	82.50
038-050-013-000	27600 CR 90	COM	1	26.25
038-050-019-000	LN	RES	1	82.50
038-050-021-000	T8N T8N R1W POR SEC 22	COM	1	26.25
038-050-023-000	T8N T8N R1W POR SEC 22	COM	1	26.25
038-050-027-000	CR 89	COM	1	26.25
038-050-029-000	901 E GRANT AVE	COM	1	26.25
038-050-051-000	27710 CR 90	COM	1	26.25
038-050-052-000	CR 89	COM	1	26.25
038-050-057-000	999 E GRANT AVE	COM	1	26.25
038-050-060-000	BLVD	COM	1	26.25
038-050-063-000	701 MATSUMATO LN	COM	1	26.25
038-050-068-000	CR 89	RES	1	82.50
038-050-072-000	27852 CR 90	COM	1	26.25
038-050-073-000	27990 CR 90	COM	1	26.25
038-070-022-000	112 E MAIN ST	RES	1	82.50
038-070-028-000	T8N R1W	COM	1	26.25
038-070-029-000	PCL 2 PCL 2 GATEWAY DR	COM	1	26.25
038-070-030-000	PCL 4 PCL 4 GATEWAY DR	COM	1	26.25
038-070-031-000	PCL 3 PCL 3 GATEWAY DR	COM	1	26.25
038-070-032-000	PCL 1 PCL 1 GATEWAY DR	COM	1	26.25
038-070-035-000	RUSSELL/BAKER/MAIN	RES	1	82.50
038-070-037-000	GRANT AVE	RES	1	82.50
038-070-038-000	GRANT AVE	COM	1	26.25
038-070-039-000	BAKER ST	COM	1	26.25
038-170-002-000	412 MANZANITA WAY	RES	1	82.50
038-170-003-000	408 MANZANITA WAY	RES	1	82.50
038-170-004-000	404 MANZANITA WAY	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-170-005-000	400 MANZANITA WAY	RES	1	82.50
038-170-006-000	216 BLUE OAK LN	RES	1	82.50
038-170-007-000	220 BLUE OAK LN	RES	1	82.50
038-170-008-000	312 E MAIN ST	RES	1	82.50
038-170-009-000	308 E MAIN ST	RES	1	82.50
038-170-010-000	304 E MAIN ST	RES	1	82.50
038-170-011-000	300 E MAIN ST	RES	1	82.50
038-170-012-000	221 TOYON LN	RES	1	82.50
038-170-013-000	217 TOYON LN	RES	1	82.50
038-170-014-000	224 TOYON LN	RES	1	82.50
038-170-015-000	212 E MAIN ST	RES	1	82.50
038-170-016-000	208 E MAIN ST	RES	1	82.50
038-170-017-000	204 E MAIN ST	RES	1	82.50
038-170-018-000	200 E MAIN ST	RES	1	82.50
038-170-019-000	225 CREEKSIDE WAY	RES	1	82.50
038-180-001-000	201 MADRONE CT	RES	1	82.50
038-180-002-000	MADRONE CT	RES	1	82.50
038-180-003-000	209 MADRONE CT	RES	1	82.50
038-180-004-000	208 MADRONE CT	RES	1	82.50
038-180-007-000	201 CREEKSIDE WAY	RES	1	82.50
038-180-008-000	205 CREEKSIDE WAY	RES	1	82.50
038-180-009-000	209 CREEKSIDE WAY	RES	1	82.50
038-180-010-000	213 CREEKSIDE WAY	RES	1	82.50
038-180-011-000	217 CREEKSIDE WAY	RES	1	82.50
038-180-012-000	221 CREEKSIDE WAY	RES	1	82.50
038-180-013-000	220 TOYON LN	RES	1	82.50
038-180-014-000	216 TOYON LN	RES	1	82.50
038-180-015-000	212 TOYON LN	RES	1	82.50
038-180-016-000	208 TOYON LN	RES	1	82.50
038-180-017-000	204 TOYON LN	RES	1	82.50
038-180-018-000	200 TOYON LN	RES	1	82.50
038-180-019-000	301 CREEKSIDE WAY	RES	1	82.50
038-180-020-000	305 CREEKSIDE WAY	RES	1	82.50
038-180-021-000	205 TOYON LN	RES	1	82.50
038-180-022-000	209 TOYON LN	RES	1	82.50
038-180-023-000	213 TOYON LN	RES	1	82.50
038-180-024-000	212 BLUE OAK LN	RES	1	82.50
038-180-025-000	208 BLUE OAK LN	RES	1	82.50
038-180-026-000	204 BLUE OAK LN	RES	1	82.50
038-180-027-000	309 CREEKSIDE WAY	RES	1	82.50
038-180-028-000	313 CREEKSIDE WAY	RES	1	82.50
038-180-029-000	401 CREEKSIDE WAY	RES	1	82.50
038-180-030-000	405 CREEKSIDE WAY	RES	1	82.50
038-180-031-000	205 BLUE OAK LN	RES	1	82.50
038-180-032-000	209 BLUE OAK LN	RES	1	82.50
038-180-033-000	208 MAPLE LN	RES	1	82.50
038-180-034-000	204 MAPLE LN	RES	1	82.50
038-180-035-000	409 CREEKSIDE WAY	RES	1	82.50
038-180-036-000	413 CREEKSIDE WAY	RES	1	82.50
038-180-037-000	412 CREEKSIDE WAY	RES	1	82.50
038-180-038-000	408 CREEKSIDE WAY	RES	1	82.50
038-180-039-000	404 CREEKSIDE WAY	RES	1	82.50
038-180-040-000	400 CREEKSIDE WAY	RES	1	82.50
038-180-041-000	316 CREEKSIDE WAY	RES	1	82.50
038-180-042-000	312 CREEKSIDE WAY	RES	1	82.50
038-180-043-000	308 CREEKSIDE WAY	RES	1	82.50
038-180-044-000	304 CREEKSIDE WAY	RES	1	82.50
038-180-045-000	300 CREEKSIDE WAY	RES	1	82.50
038-180-047-000	200 MADRONE CT	RES	1	82.50
038-190-002-000	421 E MAIN ST	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-190-003-000	417 E MAIN ST	RES	1	82.50
038-190-004-000	413 E MAIN ST	RES	1	82.50
038-190-005-000	409 E MAIN ST	RES	1	82.50
038-190-006-000	405 E MAIN ST	RES	1	82.50
038-190-007-000	401 E MAIN ST	RES	1	82.50
038-190-008-000	309 E MAIN ST	RES	1	82.50
038-190-009-000	305 E MAIN ST	RES	1	82.50
038-190-010-000	301 E MAIN ST	RES	1	82.50
038-190-011-000	213 E MAIN ST	RES	1	82.50
038-190-012-000	211 E MAIN ST	RES	1	82.50
038-190-013-000	209 E MAIN ST	RES	1	82.50
038-190-014-000	207 E MAIN ST	RES	1	82.50
038-190-015-000	205 E MAIN ST	RES	1	82.50
038-190-016-000	203 E MAIN ST	RES	1	82.50
038-190-017-000	201 E MAIN ST	RES	1	82.50
038-190-018-000	200 WHITE OAK LN	RES	1	82.50
038-190-019-000	204 WHITE OAK LN	RES	1	82.50
038-190-020-000	208 WHITE OAK LN	RES	1	82.50
038-190-021-000	212 WHITE OAK LN	RES	1	82.50
038-190-022-000	216 WHITE OAK LN	RES	1	82.50
038-190-023-000	220 WHITE OAK LN	RES	1	82.50
038-190-024-000	224 WHITE OAK LN	RES	1	82.50
038-190-025-000	300 WHITE OAK LN	RES	1	82.50
038-190-026-000	304 WHITE OAK LN	RES	1	82.50
038-190-027-000	308 WHITE OAK LN	RES	1	82.50
038-190-028-000	312 WHITE OAK LN	RES	1	82.50
038-190-029-000	316 WHITE OAK LN	RES	1	82.50
038-190-030-000	320 WHITE OAK LN	RES	1	82.50
038-190-031-000	400 WHITE OAK LN	RES	1	82.50
038-190-032-000	404 WHITE OAK LN	RES	1	82.50
038-190-035-000	ST	RES	1	82.50
038-190-036-000	309 WHITE OAK LN	RES	1	82.50
038-190-037-000	308 E BAKER ST	RES	1	82.50
038-190-038-000	304 E BAKER ST	RES	1	82.50
038-190-039-000	300 E BAKER ST	RES	1	82.50
038-190-040-000	220 E BAKER ST	RES	1	82.50
038-190-041-000	216 E BAKER ST	RES	1	82.50
038-190-042-000	212 E BAKER ST	RES	1	82.50
038-190-043-000	208 E BAKER ST	RES	1	82.50
038-190-044-000	204 E BAKER ST	RES	1	82.50
038-190-045-000	200 E BAKER ST	RES	1	82.50
038-190-046-000	201 WHITE OAK LN	RES	1	82.50
038-190-047-000	205 WHITE OAK LN	RES	1	82.50
038-190-048-000	209 WHITE OAK LN	RES	1	82.50
038-190-049-000	213 WHITE OAK LN	RES	1	82.50
038-190-050-000	217 WHITE OAK LN	RES	1	82.50
038-190-051-000	221 WHITE OAK LN	RES	1	82.50
038-190-052-000	225 WHITE OAK LN	RES	1	82.50
038-190-053-000	301 WHITE OAK LN	RES	1	82.50
038-190-054-000	305 WHITE OAK LN	RES	1	82.50
038-190-056-000	408 WHITE OAK LN	RES	1	82.50
038-201-001-000	220 WILDROSE LN	RES	1	82.50
038-201-002-000	613 MANZANITA WAY	RES	1	82.50
038-201-003-000	609 MANZANITA WAY	RES	1	82.50
038-201-004-000	605 MANZANITA WAY	RES	1	82.50
038-201-005-000	601 MANZANITA WAY	RES	1	82.50
038-201-006-000	221 RED BUD LN	RES	1	82.50
038-201-007-000	225 RED BUD LN	RES	1	82.50
038-201-008-000	229 RED BUD LN	RES	1	82.50
038-201-009-000	233 RED BUD LN	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-201-010-000	237 RED BUD LN	RES	1	82.50
038-201-011-000	241 RED BUD LN	RES	1	82.50
038-201-012-000	245 RED BUD LN	RES	1	82.50
038-201-013-000	249 RED BUD LN	RES	1	82.50
038-201-014-000	248 WILDROSE LN	RES	1	82.50
038-201-015-000	244 WILDROSE LN	RES	1	82.50
038-201-016-000	240 WILDROSE LN	RES	1	82.50
038-201-017-000	236 WILDROSE LN	RES	1	82.50
038-201-018-000	232 WILDROSE LN	RES	1	82.50
038-201-019-000	228 WILDROSE LN	RES	1	82.50
038-201-020-000	224 WILDROSE LN	RES	1	82.50
038-202-001-000	600 MANZANITA WAY	RES	1	82.50
038-202-002-000	604 MANZANITA WAY	RES	1	82.50
038-202-003-000	608 MANZANITA WAY	RES	1	82.50
038-202-004-000	612 MANZANITA WAY	RES	1	82.50
038-202-005-000	208 WILDROSE LN	RES	1	82.50
038-202-006-000	204 WILDROSE LN	RES	1	82.50
038-202-007-000	200 WILDROSE LN	RES	1	82.50
038-202-008-000	196 WILDROSE LN	RES	1	82.50
038-202-009-000	605 CREEKSIDE WAY	RES	1	82.50
038-202-010-000	601 CREEKSIDE WAY	RES	1	82.50
038-202-011-000	197 RED BUD LN	RES	1	82.50
038-202-012-000	201 RED BUD LN	RES	1	82.50
038-202-013-000	205 RED BUD LN	RES	1	82.50
038-202-014-000	209 RED BUD LN	RES	1	82.50
038-203-001-000	245 WILDROSE LN	RES	1	82.50
038-203-002-000	241 WILDROSE LN	RES	1	82.50
038-203-003-000	237 WILDROSE LN	RES	1	82.50
038-203-004-000	233 WILDROSE LN	RES	1	82.50
038-203-005-000	229 WILDROSE LN	RES	1	82.50
038-203-006-000	225 WILDROSE LN	RES	1	82.50
038-203-007-000	221 WILDROSE LN	RES	1	82.50
038-203-008-000	217 WILDROSE LN	RES	1	82.50
038-203-009-000	213 WILDROSE LN	RES	1	82.50
038-203-010-000	209 WILDROSE LN	RES	1	82.50
038-203-011-000	205 WILDROSE LN	RES	1	82.50
038-203-012-000	201 WILDROSE LN	RES	1	82.50
038-203-013-000	197 WILD ROSE LN	RES	1	82.50
038-203-014-000	193 WILDROSE LN	RES	1	82.50
038-203-015-000	616 CREEKSIDE WAY	RES	1	82.50
038-203-016-000	612 CREEKSIDE WAY	RES	1	82.50
038-203-017-000	608 CREEKSIDE WAY	RES	1	82.50
038-203-019-000	LN	RES	1	82.50
038-203-020-000	512 CREEKSIDE WAY	RES	1	82.50
038-203-021-000	508 CREEKSIDE WAY	RES	1	82.50
038-203-022-000	504 CREEKSIDE WAY	RES	1	82.50
038-203-023-000	500 CREEKSIDE WAY	RES	1	82.50
038-204-001-000	513 CREEKSIDE WAY	RES	1	82.50
038-204-002-000	509 CREEKSIDE WAY	RES	1	82.50
038-204-003-000	505 CREEKSIDE WAY	RES	1	82.50
038-204-004-000	501 CREEKSIDE WAY	RES	1	82.50
038-204-005-000	205 MAPLE LN	RES	1	82.50
038-204-006-000	204 RED BUD LN	RES	1	82.50
038-204-007-000	208 RED BUD LN	RES	1	82.50
038-204-008-000	209 MAPLE LN	RES	1	82.50
038-204-009-000	500 MANZANITA WAY	RES	1	82.50
038-204-010-000	504 MANZANITA WAY	RES	1	82.50
038-204-011-000	508 MANZANITA WAY	RES	1	82.50
038-204-012-000	512 MANZANITA WAY	RES	1	82.50
038-205-001-000	220 RED BUD LN	RES	1	82.50

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-205-002-000	224 RED BUD LN	RES	1	82.50
038-205-003-000	228 RED BUD LN	RES	1	82.50
038-205-004-000	232 RED BUD LN	RES	1	82.50
038-205-005-000	236 RED BUD LN	RES	1	82.50
038-205-006-000	240 RED BUD LN	RES	1	82.50
038-205-007-000	244 RED BUD LN	RES	1	82.50
038-205-009-000	245 MAPLE LN	RES	1	82.50
038-205-010-000	241 MAPLE LN	RES	1	82.50
038-205-011-000	237 MAPLE LN	RES	1	82.50
038-205-012-000	233 MAPLE LN	RES	1	82.50
038-205-013-000	229 MAPLE LN	RES	1	82.50
038-205-014-000	225 MAPLE LN	RES	1	82.50
038-205-015-000	221 MAPLE LN	RES	1	82.50
038-205-016-000	501 MANZANITA WAY	RES	1	82.50
038-205-017-000	505 MANZANITA WAY	RES	1	82.50
038-205-018-000	509 MANZANITA WAY	RES	1	82.50
038-205-019-000	513 MANZANITA WAY	RES	1	82.50
038-210-001-000	ST	RES	1	82.50
038-210-002-000	ST	RES	1	82.50
038-210-004-000	ST	RES	1	82.50
038-210-005-000	ST	RES	1	82.50
038-210-006-000	ST	RES	1	82.50
038-210-007-000	ST	RES	1	82.50
038-210-008-000	ST	RES	1	82.50
038-210-009-000	ST	RES	1	82.50
038-210-010-000	ST	RES	1	82.50
038-210-011-000	ST	RES	1	82.50
038-220-008-000	504 E BAKER ST	RES	1	82.50
038-220-009-000	500 E BAKER ST	RES	1	82.50
038-220-010-000	516 E MAIN ST	RES	1	82.50
038-220-011-000	512 E MAIN ST	RES	1	82.50
038-220-012-000	508 E MAIN ST	RES	1	82.50
910-001-425-000	803 W GRANT AVE ##47	RES	1	82.50
910-004-496-000	803 W GRANT AVE ##50	RES	1	82.50
910-004-497-000	803 W GRANT AVE ##45	RES	1	82.50
910-004-498-000	803 W GRANT AVE ##37	RES	1	82.50
910-004-499-000	803 W GRANT AVE ##80	RES	1	82.50
910-004-500-000	803 W GRANT AVE ##52	RES	1	82.50
910-004-501-000	803 W GRANT AVE ##27	RES	1	82.50
910-004-502-000	803 W GRANT AVE ##10	RES	1	82.50
910-004-503-000	803 W GRANT AVE ##4	RES	1	82.50
910-004-504-000	803 W GRANT AVE ##8	RES	1	82.50
910-004-505-000	803 W GRANT AVE ##54	RES	1	82.50
910-004-506-000	803 W GRANT AVE ##60	RES	1	82.50
910-004-507-000	803 W GRANT AVE ##66	RES	1	82.50
910-004-508-000	803 W GRANT AVE ##69	RES	1	82.50
910-004-509-000	803 W GRANT AVE ##55	RES	1	82.50
910-004-510-000	803 W GRANT AVE ##65	RES	1	82.50
910-004-511-000	803 W GRANT AVE ##75	RES	1	82.50
910-004-512-000	803 W GRANT AVE ##81	RES	1	82.50
Totals			2,486	\$197,895.00
Parcel Count				2,023



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: May 20, 2014
THROUGH: John W. Donlevy, Jr., City Manager *[Signature]*
FROM: Alan Mitchell, City Engineer
SUBJECT: Public Improvement Agreement for Dollar General Project

RECOMMENDATION: That City Council approve the Public Improvement Agreement and authorize the Mayor to execute the Public Improvement Agreement for the Dollar General Project.

BACKGROUND: The attached Public Improvement Agreement has been prepared for Dollar General. Approval will allow the public improvements associated with the project to be constructed.

The Design Review application and Conditions of Approval were approved by Planning Commission on March 13, 2013. As a condition of the development, the Applicant is required to enter into a Public Improvement Agreement in order to construct the required public improvements.

The project includes improvements along the frontage of Grant Avenue, just west of the existing commercial driveway that serves Subway, and a water service and fire hydrant extending from Baker Street. Grant Avenue improvements include widening, upgrade of the driveway for ADA, new water services, and signing and striping.

The primary access to the project site is via Grant Avenue. A second existing driveway access is on Baker Street.

Sanitary sewer service is provided by extension of an on-site sewer main that serves the existing businesses to the east and ties in to Morgan Street.

Water service is provided by the construction of a new water service from Grant Avenue.

Storm drainage will be conveyed through extension of an existing on-site system. The project will meet storm water quality standards in a below grade storm water quality unit.

The Public Improvement Agreement requires bonds to assure construction of the public improvements, and stipulates the work shall be completed within one year of notice to proceed.

FISCAL IMPACT: None associated with this action

Recording Requested by
and when Recorded, return to:

City of Winters
318 First Street
Winters, CA 95694
Attn: City Manager

EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE §§6103, 27383

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

PUBLIC IMPROVEMENT AND MAINTENANCE AGREEMENT

This Public Improvement and Maintenance Agreement (“AGREEMENT”) is made and entered into this ____ day of _____, 2014 (“EFFECTIVE DATE”) by and between the CITY OF WINTERS, a municipal corporation, hereinafter called (“CITY”) and CROSS DEVELOPMENT LLC, hereinafter called (“DEVELOPER”). CITY and DEVELOPER are hereinafter sometimes collectively referred to as the “PARTIES” and singularly as “PARTY.”

RECITALS

WHEREAS, DEVELOPER is the owner of certain property located within the CITY, as more particularly described in Exhibit A and is currently developing the property with a commercial retail center known as the Winters Dollar General (“PROJECT”); and

WHEREAS, the PROJECT has been conditionally approved by the CITY Planning Commission subject to, among other requirements, the development of and dedication to the City of certain public improvements; and

WHEREAS, the public improvements for the PROJECT include, but are not limited to the following: streets, highways, sidewalks, curbs, gutters, storm drainage facilities, and public utility facilities. The foregoing public improvements are more particularly described

in paragraph 3 of this AGREEMENT, and are hereinafter referred to as “the required public improvements;” and

WHEREAS, the improvement plans for the required public improvements have been prepared in accordance with plans and documents submitted to and approved by the CITY, the conditions of approval required by the Planning Commission, and in satisfaction of applicable state and local environmental compliance requirements; and

WHEREAS, the CITY and the DEVELOPER desire to enter into this AGREEMENT to provide for the construction and dedication to the City of the required public improvements, as more particularly set forth below.

AGREEMENT

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. **Payment of Fees:** Subsequent to execution of this AGREEMENT by CITY, or at such times as are legally required, DEVELOPER shall pay to CITY all those planning, plan check approval, and administrative fees required by CITY ordinances, as more specifically set forth in paragraph 32 of this AGREEMENT. Those fees to be paid shall include actual staff time and expenses incurred in the processing and checking improvement plans. All other fees (e.g. development impact fees) shall be paid in accordance with existing ordinances or resolutions and this AGREEMENT.

2. **Inspection Fees:** The DEVELOPER shall pay to the CITY fees for inspecting the construction of the required public improvements in an amount equal to a deposit of Thirty Four Thousand One Hundred Forty Eight Dollars (\$34,148). Said fees in the amount of \$34,148 shall be

paid at time of approval of the improvement plans, as noted in Exhibit B.

The fees referred to in this paragraph are not necessarily the only City inspection fees, charges, or other costs that may be imposed on the PROJECT, and this AGREEMENT shall in no way exonerate or relieve the DEVELOPER from paying such other applicable fees, charges, and/or other costs. Fees associated with over-time inspections and other special inspections related to the required public improvements may be drawn down from the initial deposit, or any subsequent deposit as required by the CITY.

3. Construction of Improvements:

a. Except as otherwise provided below, DEVELOPER agrees to furnish, construct and install at DEVELOPER's sole cost and expense all the required public improvements as shown and approved on the improvement plans prepared by Yang Consulting Group, Inc., dated ("IMPROVEMENT PLANS"), a copy of which are on file in the office of the City Engineer, and is incorporated herein by reference, along with any changes or modifications as may be required by the City Engineer, or by the Developer (which are approved by City.) The IMPROVEMENT PLANS may be modified by the DEVELOPER as construction progresses, provided that any modification is approved in writing by the City Engineer. The total estimated cost of the required public improvements is Fifty-Seven Thousand Eight Hundred Sixty Six Dollars (\$57,866).

b. DEVELOPER agrees to install street light pursuant to P.G. & E. and City requirements.

c. DEVELOPER agrees that gas, electric, telephone and cable television utilities shall be provided via underground transmission facilities to Developer's property at no cost to CITY.

4. **Conformance with Improvements Plans:**

a. All construction of the required public improvements shall conform with the IMPROVEMENT PLANS approved by CITY. b. DEVELOPER shall provide the City Engineer with a geotechnical study showing condition of the soil/earth for infrastructure, and building pads.

5. **Fulfillment of Conditions:** DEVELOPER shall fulfill all conditions of approval imposed by CITY's Planning Commission on March 13, 2013 and incorporated herein by this reference, in accordance with CITY ordinances, and state law.

6. **Schedule For Construction:** Construction of all required public improvements shall be commenced by the DEVELOPER within one-hundred eighty (180) days of the Effective Date and shall be completed within three hundred-sixty five (365) calendar days thereafter. At least fifteen (15) calendar days prior to the commencement of construction, the DEVELOPER shall notify the City Engineer, in writing of the date DEVELOPER shall commence construction, and shall provide the City Engineer with a construction schedule, in a form specified by the City Engineer, before beginning any work.

7. **Inspection and Access to Work**

a. Except as otherwise provided, all equipment, materials, and work shall be subject to inspection and testing by the City Engineer. The City Engineer may observe the progress and quality of the work and determine, in general, if construction of the required public improvements is proceeding in accordance with the intent of the IMPROVEMENT PLANS. The City Engineer is not required to make comprehensive or continuous inspections to check the quality of the work, and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work. Visits and

observations made by the City Engineer shall not relieve the DEVELOPER of its obligation to conduct comprehensive inspections of the work and to furnish proper materials, labor, equipment and tools, construct acceptable work, and to provide adequate safety precautions, in conformance with this AGREEMENT.

b. Whenever the DEVELOPER varies the period during which work is carried out on each day, DEVELOPER shall give due notice to the City Engineer so that proper inspection may be provided. Any work done in the absence of proper inspection by the City Engineer shall be subject to rejection. Safe access to all parts of the work shall at all times be maintained for the necessary use of the City Engineer, other agents of the CITY, and agents of the Federal, State, or local governments, as applicable, during reasonable hours for inspection of the work to ascertain compliance with applicable laws and regulations.

c. One or more inspectors may be assigned by the City Engineer to observe the work and compliance with this AGREEMENT. It is understood that such inspectors shall have the power to issue instructions, reject work, and make decisions regarding compliance with this AGREEMENT, subject to review by the City Engineer within the limitations of the authority of the City Engineer, but shall not have the right to reject work previously approved by a different inspector. Such inspection shall not relieve the DEVELOPER of its obligation to conduct comprehensive inspections of the work, to furnish proper materials, labor, equipment and tools, construct acceptable work, and to provide adequate safety precautions in conformance with this AGREEMENT.

d. The City Engineer and its representatives shall at all times have access to the work wherever it is in preparation or progress, and the DEVELOPER shall provide safe and convenient facilities for such access and for inspection. If this AGREEMENT, the CITY's improvement standards, the City Engineer's instructions, or the laws, ordinances, of any applicable public authority require any material, equipment or work to be specifically tested or approved, the DEVELOPER shall give the City Engineer timely notice of its readiness for such inspection, and if the inspection is by an authority other than the CITY, notice shall be given of the time fixed for such inspection. Inspections by the City Engineer will be made promptly and, where practicable, at the source of supply.

e. Work performed without inspection may be required to be removed and replaced under proper inspection. In such instances, the entire cost of removal and replacing such work, including the cost of City furnished materials used in the work, shall be borne by the DEVELOPER, regardless of whether or not the work exposed is found to be defective.

f. The DEVELOPER shall furnish promptly without additional charge all facilities, labor and materials reasonably needed by the City Engineer for performing all inspection and tests. DEVELOPER shall be charged with any additional cost of inspection when material and workmanship are not ready at the time of its inspection.

g. Where any part of the work is being done under an encroachment permit or building permit, or is subject to Federal, State, County or City codes, laws, ordinances, rules or regulations, representatives of the applicable government agency shall have full access to the work and shall be allowed to make any inspection or tests in accordance with such permits, codes, laws,

ordinances, rules, or regulations. If advance notice of the readiness of the work for inspection is required by the governing agency, the DEVELOPER shall furnish such notice to the appropriate agency.

8. Timeliness and Extension:

a. Time is of the essence of this AGREEMENT. The dates for commencement and completion of the required public improvements may be extended as provided in this paragraph. The City Engineer may extend the dates due to delays in the work actually caused by inclement weather, riots, strikes, lockouts, fires, earthquake, floods and conditions resulting therefrom, or for other reasons beyond the control of the DEVELOPER. Extension of the dates for any other cause shall be made only by the City Council. Extension shall be granted only upon a showing of good cause by the DEVELOPER. The City Council shall be the sole and final judge as to whether sufficient good cause has been shown to warrant granting the DEVELOPER an extension.

b. Request for extension of the commencement and/or completion date shall be in writing and delivered to the CITY in the manner hereinafter specified for service of notices in paragraph 27 of this AGREEMENT. An extension of time, if any, shall be granted only in writing, and an oral extension shall not be valid or binding on the CITY.

c. In the event the CITY extends the time of commencement and/or completion of the work to be done under this AGREEMENT, such extension shall in no way release any guarantee or security given by the DEVELOPER pursuant to this AGREEMENT, or relieve or release those providing an improvement security pursuant to this AGREEMENT. Those individuals or entities providing improvement security for the PROJECT as specified in Paragraph 9 below shall be deemed to have expressly agreed to any such extension of time. Any such extension may be

granted without notice to those entities or individuals providing improvement security to the DEVELOPER.

d. The granting of any extension of time may be conditioned by the CITY by requiring new or amended improvement security in amounts reasonably increased to reflect increases in the costs of constructing the required improvements or by other reasonable conditions imposed by the CITY to protect its interests and ensure the timely completion of the required public improvements.

9. **Improvements Security:** Concurrently with the execution of this AGREEMENT, the DEVELOPER or the DEVELOPER's designated General Contractor(s) shall furnish the CITY:

a. Improvement securities in the sum of Fifty-Seven Thousand Eight Hundred Sixty Six Dollars (\$57,866) each for Performance and for Payment/Materials, which is equal to 100% of the estimated cost to construct the public improvements within the CITY rights of way; and

b. The type and form of the improvements security shall be in conformance with Chapter 5 of the Subdivision Map Act (Government Code section 66499.10) and shall be subject to the approval of the City Manager and City Attorney. No change, alteration, or addition to the terms of this Agreement or the improvement plans accompanying the same shall in any manner affect the obligation of those providing improvement security pursuant to this Agreement, except as otherwise provided by the Subdivision Map Act. Security may be an instrument of credit or similar security from one or more financial institutions subject to regulation by the state or federal government and pledging that the funds necessary to carry out the act or agreement are on deposit and guaranteed for payment, and said security document shall be subject to approval of the City.

10. **Release of Security:** The security furnished by the DEVELOPER may be released in whole or in part in the following manner:

a. Security given for faithful performance of any act or agreement will be released upon the performance of the act and final completion and acceptance by the City Council of the required work, which shall not be unreasonably withheld. Partial release of said security upon partial performance of the act or the acceptance of the work as it progresses may be made upon written authorization of the City Engineer following his inspection and approval of the required public improvements or work related thereto, and the approval of the City Council once each month. In any event, however, sufficient security in an amount equal to ten percent (10%) of the estimated cost of the required public improvements to be constructed, shall be retained for the guarantee and warranty of the constructed improvements and related work against any defective work or labor done, or defective materials furnished, and for the purpose of guaranteeing payment to the contractor, his subcontractors and to persons furnishing labor, materials or equipment, and the same shall be retained for one (1) year after completion and acceptance by the CITY of all required public improvements and work related thereto. CITY is further not obligated to release any amount of security deemed reasonably necessary by CITY to assure payment of reasonable expenses and fees, including reasonable attorney's fees.

b. Security securing the payment to contractor, his subcontractors and to persons furnishing labor, materials or equipment may, six (6) months after performance of the act and the completion and acceptance of the work, be reduced to an amount not less than the total of all claims on which the action has been filed and notice thereof given in writing to the City Council, and if no such actions have been filed the security may be released in full.

11. **Risk of Loss Prior To Acceptance:** Neither the CITY, nor any of its officers/elected officials or employees, shall be liable or responsible to DEVELOPER or anyone else, for any accident, loss, or damage, happening or occurring to the improvements specified in this AGREEMENT prior to the completion and acceptance of the required public improvements by CITY, unless and only to the extent that any of the above arises by the negligence of the City. The entire risk of loss relative to said improvements shall be with the DEVELOPER during the period of construction thereof and prior to completion and acceptance thereof by CITY.

12. **As Built Drawings:** DEVELOPER shall provide City with a copy of scanned as-built drawings within sixty (60) days of the completion of the project; Certificate of Occupancy.

13. **Utility Arrangements:** DEVELOPER shall file with the City Engineer, prior to commencement of any work to be performed pursuant to this AGREEMENT, a written statement or a will service letter signed by DEVELOPER and each Applicable public utility serving the project, providing that DEVELOPER has made all arrangements required and necessary to provide the public utility service to the project. Said agreement will provide for the undergrounding of all Applicable utility lines on the property as approved by the City Engineer. For purposes of this paragraph, the term "public utility" shall include, but is not limited to, a company providing natural gas, water, sewer, electricity, telephone, and/or cable television service. Said provision shall be without expense to the CITY.

14. **Insurance:** DEVELOPER shall not commence construction or work under this AGREEMENT until all insurance required under this paragraph is obtained and until such insurance has been approved by the City Attorney as to form and sufficiency, nor shall the DEVELOPER allow any contractor or subcontractor to commence work until all similar insurance required of the

contractor or subcontractor shall have been so obtained and approved.

a. WORKERS' COMPENSATION INSURANCE shall be provided, during the life of this AGREEMENT, for all employees employed for construction or work required under this AGREEMENT regardless of whether said employees are employed by Owner or Owner's contractors, subcontractors, or agents. DEVELOPER shall indemnify and hold harmless CITY for any damage resulting from failure of either DEVELOPER or any contractor or subcontractor to take out or maintain such insurance.

b. DEVELOPER shall obtain the following insurance coverages naming DEVELOPER's contractors, subcontractors, and their agents as insured, and the coverage and certificate(s) thereof shall have been approved by the City Attorney:

1) COMPREHENSIVE GENERAL LIABILITY INSURANCE for liability assumed by DEVELOPER pursuant to this AGREEMENT with CITY. The minimum limits of liability for the insurance of this PROJECT for the CITY shall be One Million Dollars (\$1,000,000) per occurrence with a Two Million Dollars (\$2,000,000) aggregate for bodily injury liability and property damage liability.

2) AUTOMOBILE LIABILITY INSURANCE coverage in minimum limits of not less than One Million Dollars (\$1,000,000) shall be required by DEVELOPER and/or DEVELOPER's contractors and sub-contractors hired to perform work on the PROJECT for owned, hired, leased, and non-owned autos.

An additional insured endorsement to the DEVELOPER's liability insurance policies shall name the CITY, its elective and appointive boards, commissions, officers, agents, and employees, as additional insured, and provide that such insurance is primary insurance with respect to the interest

of the CITY and that of any other insurance maintained by the CITY.

15. Certificates of Insurance: Promptly upon execution of this AGREEMENT, and prior to commencement of any work, the DEVELOPER shall provide the CITY with certificates of insurance evidencing that the above-required insurance has been obtained and is in full force and effect. The terms of the above-required insurance policy/policies shall require each carrier to give CITY at least thirty (30) calendar days prior written notice of cancellation or reduction in coverage of each of the above-required insurance policies during the effective period of this AGREEMENT. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve DEVELOPER for liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this AGREEMENT or otherwise in law.

16. Indemnification and Hold Harmless: DEVELOPER will indemnify, hold harmless and assume the defense of, in any actions of law or in equity, the CITY, its officers/elected officials, employees, agents, and elective and appointive boards from any and all claims, losses, damage, including property damage, personal injury, including death, and liability of every kind, nature, and description, directly or indirectly arising out of or in any way connected with performance under this AGREEMENT and/or construction of the required public improvements by the DEVELOPER, his contractor or any subcontractor, or of any person directly or indirectly employed by, or acting as agent for the DEVELOPER, his contractor or any subcontractor. This indemnification and hold harmless provision shall extend to claims, losses, damage, injury, and liability for injuries occurring after completion of the construction. Acceptance of insurance certificates required under this AGREEMENT does not relieve DEVELOPER from liability under this indemnification and hold

harmless provision.

17. **Developer Is Not An Agent of the City:** Neither DEVELOPER, nor any of DEVELOPER's contractors, subcontractors, or agents are or shall be considered agents of CITY when performing DEVELOPER's obligations under this AGREEMENT.

18. **Repair of Reconstruction of Defective Work:** For a period of one (1) year after acceptance by the City Council of the completed construction and work done under this AGREEMENT, DEVELOPER shall remain fully and completely responsible for the repair, replacement, and reconstruction of any defective or otherwise unsatisfactory work or labor done, or defective materials furnished, in the performance of this AGREEMENT by DEVELOPER. Should DEVELOPER fail or refuse to act promptly after receiving written notification by CITY of the necessity to act pursuant to the aforementioned requirement, or should the exigencies of the case require repairs or replacements to be made before DEVELOPER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacements and perform the reconstruction work and DEVELOPER shall pay to CITY the actual cost therefore plus fifteen percent (15%) thereof, which additional fifteen percent (15%) shall be paid to CITY as and for an administrative fee. The PARTIES further understand and agree that the improvement security furnished pursuant to paragraph 9 of this AGREEMENT shall guarantee and secure the faithful performance of the provisions of this paragraph during the one-year warranty period.

19. **Acceptance and Dedication to City of Requirement Public Improvements:** Title to and ownership of the required public improvements constructed pursuant to this AGREEMENT by DEVELOPER shall vest absolutely to the CITY upon completion and acceptance in writing of such improvements by CITY. The CITY may elect not to accept the required public improvements,

unless they are constructed in conformity with the approved IMPROVEMENT PLANS, approved modifications, if any, City's improvement standards, and to the satisfaction of the City Engineer.

20. Notice of Breach and Default: If DEVELOPER refuses or fails to obtain prosecution of the work, or any severable part thereof with such diligence as will insure its completion within the time specified, or any extensions thereof, or fails to obtain completion of said work within such time, or if the DEVELOPER should be adjudged a bankrupt, or DEVELOPER should make a general assignment for the benefit of DEVELOPER's creditors, or if a receiver should be appointed in the event of DEVELOPER's insolvency, or if DEVELOPER, or any of the DEVELOPER's contractors, subcontractors, agents, or employee, should violate any of the provisions of this AGREEMENT, CITY may serve written notice of breach of this AGREEMENT upon DEVELOPER and any holder of security provided by DEVELOPER pursuant to paragraph 9 of this AGREEMENT.

21. Breach of Agreement: Performance by Improvement Security Provider or City:

a. In the event of any such notice of breach and default, those entities or individuals providing improvement security to the DEVELOPER under Paragraph 9 shall have the duty to take over and complete the required public improvements herein specified. However, if within fifteen (15) days after the servicing upon it of such notice of breach, the security improvement providers do not give CITY written notice of its intention to take over the performance of the contract, and does not commence performance thereof within twenty (20) days after notice to such election, CITY may take over the work and prosecute the same to completion, by contract or by any other method CITY may deem advisable, for the account and at the expense of DEVELOPER and those providing improvement security to the DEVELOPER shall be liable to CITY for any excess cost or damages occasioned CITY thereby.

b. In the event DEVELOPER has provided security for DEVELOPER's performance under this AGREEMENT in either the form of a deposit or an instrument of credit, CITY, at its option, shall have full and conditional recourse to such security in accomplishing the performance incumbent upon DEVELOPER.

c. In the event the CITY takes action under Subsection 21(a) or 21(b) above, CITY without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to DEVELOPER as may be on the site of the work and necessary therefor. The rights of CITY provided in this Section are in addition to and cumulative to any and all other rights. Paragraphs 20 and 21 hereof shall not be construed as being in lieu of any other such rights provided by law.

22. Prevailing Wages:

a. DEVELOPER acknowledges that CITY has made no representation, express or implied, to DEVELOPER or any person associated with DEVELOPER regarding whether or not laborers employed relative to the construction of the improvements to be constructed pursuant to this Agreement must be paid the prevailing per diem wage rate for their labor classification, as determined by the State of California, pursuant to Labor Code Section 1720, *et seq.* ("Prevailing Wage Laws"). DEVELOPER agrees with CITY that DEVELOPER shall assume any and all responsibility and be solely responsible for determining whether or not laborers employed relative to the construction undertaken pursuant to this Agreement must be paid the prevailing per diem wage rate pursuant to the Prevailing Wage Laws or other applicable law.

b. DEVELOPER, on behalf of itself, its successors, and assigns, waives and releases CITY from any right of action that may be available to any of them pursuant to Labor Code Section 1781 or any similar law. Relative to the waiver and release set forth in this Section, DEVELOPER acknowledges the protections of Civil Code Section 1542, which reads as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor.

By initialing below, DEVELOPER knowingly and voluntarily waives the provisions of Section 1542 or any similar law solely in connection with the waivers and releases contained in this Section. _____(Initials of Authorized Developer Representative)

c. DEVELOPER shall indemnify, hold harmless and defend CITY against any claim for damages, compensation, fines, penalties or other amounts arising out of the failure or alleged failure of any person or entity (including DEVELOPER, its contractor(s) and subcontractors) to pay prevailing wages as required by law or to comply with the other applicable provisions of Labor Code Sections 1720 *et seq.* and implementing regulations of the Department of Industrial Relations in connection with construction and installation of the improvements required pursuant to this AGREEMENT. DEVELOPER's defense of the CITY shall be provided by counsel reasonably acceptable to the CITY. The foregoing indemnity shall survive any termination of this AGREEMENT.

23. **Assessment District:** DEVELOPER expressly consents to the annexation to the City-Wide Maintenance Assessment District.

a. Purpose of said district is to provide and pay for the maintenance, servicing, and incidental expenses of the property's street lights, landscaping (where applicable), creek bank protection (where applicable), and open space areas along Putah Creek (where applicable), etc, as provided in the Streets & Highways Code, Section 22500 et seq., arising from the impacts brought by DEVELOPER and improvements constructed by the DEVELOPER.

b. DEVELOPER agrees that current assessment levels are appropriate, as are the assessment formulas:

24. **Effect of Waiver:** CITY's waiver of a breach of any one (1) term, covenant, or other provision of this AGREEMENT, is not a waiver of a breach of any other term, nor is a subsequent breach of the term or provision thereby waived.

25. **Attorney's Fees:** In the event that DEVELOPER fails to perform any obligation hereunder and should CITY prevail in any legal action to compel performance of this AGREEMENT, DEVELOPER agrees to pay reasonable attorney's fees, all costs of suit and all other expenses of litigation incurred by CITY in connection therewith. "Venue for any litigation shall be Yolo County Superior Court, State of California."

26. **Binding on Heirs, Successors, and Assigns:** The covenants and conditions contained in this AGREEMENT shall be binding on DEVELOPER'S heirs, successors, and assigns until such time as said covenants and conditions completely have been fulfilled.

27. **Notices and Payments:** Notices shall be in writing. Payments shall be made by cash, check, or money order. Notices or payments may be made by personal delivery to or mailed to:

**CITY: City of Winters
318 First Street
Winters, CA 95694
Attn: City Manager
Telephone: (530) 795-4910
Facsimile: (530) 795-4935**

**DEVELOPER: Cross Development LLC
4328 Marsh Ridge Road
Carrollton, TX 75010
Attn: Steve Rumsey or Dan Dover
(214) 614-8252
(214) 556-1110**

Mailed notices or payments shall be deemed delivered three days after deposit in the U.S. Mail, properly addressed and with certified postage prepaid. A change of person or place to send or receive notices or payments shall be made in accordance with provision set forth hereinabove. Any PARTY or the surety may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

28. **Definition of CITY:** "CITY" shall include the City Manager, the City Engineer, and other authorized representatives designated by the Winters City Council.

29. **Covenants and Conditions:** Each covenant and each condition shall be deemed both a covenant and a condition.

30. **Effective Period of This Agreement:** This AGREEMENT shall remain in full force and effect for a period of one (1) year after acceptance by the City Council of the completed construction and the work done under this AGREEMENT or from DEVELOPER's completion of the most recent repair or reconstruction work under paragraph 18 of this AGREEMENT, whichever is later.

31. **Recordation:** The PARTIES agree that this AGREEMENT shall be recorded at the Office of the Yolo County Recorder.

32. Time For Payment of Fees:

a. If DEVELOPER owes CITY money as reimbursement of costs related to processing application to date, said reimbursement shall be paid prior to the EFFECTIVE DATE of this AGREEMENT.

b. Fish and Game CEQA Mitigation: The DEVELOPER shall comply with provisions of Fish and Game Code Section 711.4 by, prior to any construction or grading of the PROJECT site, submitting written evidence of having paid applicable Fish and Game mitigation fees.

c. Building Permits Fees: Appropriate building permit fees shall be paid prior to issuance of building permits.

d. City Development Impact Fees: City of Winters Development Impact Fees in effect at the time of issuance of building permits shall be paid prior to issuance of certificates of occupancy unless otherwise stated in this requirement. Currently those fees are Water, Streets, Police, Fire, Sewer, Local Drainage, Flood Area Storm Drainage Development Impact Fees, General Capital, and Monitoring (General Plan).

e. The Flood Area Storm Drainage Development Impact Fees referred to in paragraph 32(d) for this Property and shall be paid in full prior to issuance of the certificates of occupancy for the development.

f. Development Impact fees are subject to an annual increase each July based upon the Engineering News Record Construction Cost Index.

g. Yolo County Facilities Fees: County fees must be paid prior to issuance of certificates of occupancy.

h. Public Improvement Plan Check Fees: Appropriate plan check fees shall be paid prior to plan check of IMPROVEMENT PLANS.

i. Business License: Prior to conducting business in the City of Winters, all contractors, subcontractors, or any other agents shall pay for and obtain a Business License.

33. **Disclaimer Of Liability:** In the event any claim, action or proceeding is commenced naming the CITY or its agents, officers/elected officials, and employees as defendant, respondent or cross defendant arising or alleged to arise from the CITY's approval of this PROJECT, the DEVELOPER shall defend, indemnify, and hold harmless the CITY or its agents, officers/elected officials and employees, from liability, damages, penalties, costs or expense in any such claim, action, or proceeding to attach, set aside, void, or annul any approval of the CITY of Winters, the Winters Planning Commission, any advisory agency to the CITY and local district, or the Winters City Council. Project DEVELOPER shall defend such action at DEVELOPER's sole cost and expense which includes court costs and attorney fees. The CITY shall promptly notify the DEVELOPER of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the CITY from participating in the defense of any claim, action, or proceeding, if the CITY bears its own attorney fees and cost, and defends the action in good faith. DEVELOPER shall not be required to pay or perform any settlement unless the settlement is approved by the DEVELOPER in good faith, and the settlement not direct or indirect cost on the CITY, or its agents, officers/elected officials, and employees, the Winters Planning Commission, any advisory agency to the CITY, local district and the Winters City Council. Notwithstanding anything in this AGREEMENT to the contrary, the foregoing shall not apply to any bona fide purchaser(s) from DEVELOPER

following their acquisition of any parcel in the development project if the required improvements (for such purchasers' parcels) have been completed and accepted by the CITY.

34. **Certificates of Occupancy:** Except as otherwise provided in this AGREEMENT, permanent certificates of occupancy for the "PROJECT" shall not be issued until after completion, and acceptance by the City, of the required public improvements pursuant to the approved public IMPROVEMENT PLANS, or the City Engineer and Fire Chief have provided their written approval.

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

CITY OF WINTERS:

DEVELOPER:

BY: _____
Cecilia Aguiar-Curry , MAYOR

BY: _____

BY: _____

ATTEST:

APPROVED AS TO FORM:

Nanci G. Mills, CITY CLERK

Ethan Walsh, ATTORNEY

EXHIBIT "A"

Legal Description of Property

All that real property situate in the City of Winters, County of Yolo, State of California, and being a portion of projected Section 22, Township 8 North, Range 1 West, Mount Diablo Base and Meridian, and being a portion of Parcels 2 and 3 as they appear on Parcel Map No. 4164, recorded in Book 11 of Parcel Maps, at Page 30, Official Records of Yolo County, and being more particularly described as follows:

PARCEL ONE:

All that real property situate in the City of Winters, County of Yolo, State of California, and being a portion of projected Section 22, Township 8 North, Range 1 West, Mount Diablo Base and Meridian, and being a portion of Parcels 2 and 3 as they appear on Parcel Map No. 4164, recorded in Book 11 of Parcel Maps, at Page 30, Official Records of Yolo County, and being more particularly described as follows:

Beginning at the Northeast corner of said Parcel 2; thence, along the East line of said Parcel 2, South 25°00'00" East 172.90 feet; thence, leaving said East line, South 66°20'09" West 243.70 feet; thence North 23°51'36" West 173.08 feet to a point on the South line of State Highway 128, said line also being the North line of said Parcel 3; thence, along said South line of State Highway 128, North 66°23'27" East 240.26 feet to the POINT OF BEGINNING.

Assessor's Parcel Number: a portion of 003-270-028 and 003-270-029.

Containing 41,854 square feet (0.96 acre) of land, more or less.

The Basis of Bearings for this description is the centerline of State Highway 128, shown as North 65°00'00" East in Book 11 of Parcel Maps, at Page 30.

End of description.

EXHIBIT "B"

Dollar General Inspection Fees



INTERNAL MEMORANDUM (via email only)

December 12, 2013

To: Shelly Gunby, Finance Director, City of Winters

From: Alan Mitchell, City Engineer, Ponticello Enterprises *AM*

Subject: **Dollar General Inspection Fees**

This Memo supersedes the one dated October 28, 2013.

We have been plan-checking the on-site and off-site improvement plans, and I've approved both for construction.

The Inspection Fees for the on-site and off-site work are calculated below, based on the estimates provided by the Engineer of Record, in accordance with City Resolution: PUBLIC WORKS AND ENGINEERING FEES (City Council Resolution No. 2008-07). However, the City Manager has agreed to prorate the fee deposits required for inspection. Shown below are the fee deposits that would have been required by City Resolution and the prorated fee deposit that the City is requesting as the initial deposit.

Please be advised that additional funds will be required to supplement the initial prorated fee deposit, as determined by the City, if the prorated fee deposit balance is expended prior to completion of inspection of the project. Any remaining plan check fee deposits upon completion of plan check should be applied towards the inspection fee deposits.

Private Onsite Improvement Inspection Deposit

Basis of Fee Calculation: Engineer's Estimate dated 10/23/13 (includes 1% mob. and 15% cont.)

Private On-Site Improvements: \$253,477

Fee Deposit Required per City Resolution
Between \$100,000-\$300,000 valuation of improvements: Deposit of \$33,078

Prorated Fee Deposit Requested
 $\$253,477 \text{ (Construction Estimate)} / 300,000 = 84\% \text{ of } \$33,078 = \$27,785$

a) Public Off-site Improvement Inspection Deposit

Basis of Fee Calculation: Engineer's Estimate dated 10/23/13 (includes 1% mob. and 15% cont.)

Public Off-site Improvements (City ROW only): \$57,866

Fee Deposit Required per City Resolution
Up to \$100,000 valuation of improvements: Deposit of \$10,971

Prorated Fee Deposit Requested
 $\$57,866 \text{ (Construction Estimate)} / 100,000 = 58\% \text{ of } \$10,971 = \$6,363$

Based on calculations above, the total fees on-deposit for inspection services are as follows:

On-site Deposit:	\$27,785
Off-site Deposit	<u>\$ 6,363</u>
	\$34,148

Please check the balance of funds for plan-check, which can be applied to the fees above, to reduce the amount due for inspection. **Please request the developer submit the inspection fee deposits for on-site and off-site civil improvements in the amount shown above, minus any fund balance.**

cc: Gene Ashdown, Building Official
Dan Dover, Applicant Rep



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
 DATE: May 20, 2014
 THROUGH: John W. Donlevy, Jr., City Manager *JD*
 FROM: Shelly A. Gunby, Director of Financial Management *Shelly*
 SUBJECT: Selection of Audit for 2013-2014, 2014-2015 and 2015-2016

RECOMMENDATION:

Accept the proposal from Van Lant & Fankhanel, LLP for performing the annual independent audit for fiscal years 2013-2014, 2014-2015 and 2015-2016, and authorize the City Manager to execute a professional services contract for the 3 year audit period.

BACKGROUND:

The City of Winters is required to have an independent financial audit performed each year. For the past 3 years, Moss, Levy & Hartzhiem, LLP has performed this audit, however, at the conclusion of the 2012-2013 audit, the contract for audit services is complete. Staff send a request for proposal (RFP) to 20 firms and received responses from 5 firms. The firms and their proposed costs are listed below:

	2013-2014	2014-2015	2015-2016
Van Lant & Fankhanel, LLP	\$28,800	\$28,800	\$28,800
Smith & Newell, CPAS	\$30,050	\$31,013	\$31,976
Maze & Associates	\$30,158	\$31,138	\$32,150
Moss, Levy & Hartzheim, LLP	\$34,425	\$35,142	\$35,860
Mann Urrutia Nelson CPA's	\$37,830	\$37,830	\$37,830

Based on the results of the RFP, staff recommends issuing a 3 year contract to Van Lant & Fankhanel, LLP.

FISCAL IMPACT:

This is a very small increase in the audit fees compared to 2012-2013 audit fees.



CONSULTANT SERVICES AGREEMENT
AGREEMENT No. _____

THIS AGREEMENT is made at Winters, California, as of May 21, 2014, by and between the City of Winters ("the CITY") and Van Lant & Frankhanel, LLP (CONSULTANT)", who agree as follows:

1. SERVICES. Subject to the terms and conditions set forth in this Agreement, CONSULTANTS shall provide to the City the Services described in Exhibit "A", which is the CONSULTANT'S Proposal *dated April 11, 2014*. Consultant shall provide said services at the time, place, and in the manner specified by the City of Winters and Exhibit "A".

2. PAYMENT. The Consultant shall be paid for the actual costs, for all time and materials expended, in accordance with the Schedule of Fees included in Exhibit "B", but in no event shall total compensation exceed Twenty Eight Thousand Eight Hundred Dollars (\$28,800), without the City's prior written approval. City shall pay consultant for services rendered pursuant to the Agreement and described in Exhibit "A".

3. FACILITIES AND EQUIPMENT. CONSULTANT shall, at its sole cost and expense, furnish all facilities and equipment which may be required for furnishing services pursuant to this Agreement.

4. GENERAL PROVISIONS. The general provisions set forth in Exhibit "C" are part of this Agreement. In the event of any inconsistency between said general provisions and any other terms or conditions of this Agreement, the other term or condition shall control only insofar as it is inconsistent with general Provisions.

5. EXHIBITS. All exhibits referred to therein are attached hereto and are by this reference incorporated herein.

EXECUTED as of day first above-stated.

CITY OF WINTERS
a municipal corporation

By: _____
John W. Donlevy, Jr., City Manager

CONSULTANT

By: _____

ATTEST:

By: _____
Nanci G. Mills, CITY CLERK

Exhibit "A" Provided by Consultant

Proposal to Perform Annual Audits for the

City of Winters

Submitted by:



California License No. PAR 7535

Contact Information:

Greg Fankhanel, CPA, CFE
Brett Van Lant, CPA
25901 Kellogg Street
Loma Linda, CA 92354

Telephone No. (909) 856-6879

E-mail: gfankhanel@vlfcpa.com

April 11, 2014

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April 11, 2014

Shelley Gunby, Director of Financial Management
City of Winters
318 First Street
Winters, California 95694

Van Lant & Fankhanel, LLP (VLF) is pleased to submit our proposal to perform professional services for the City of Winters (City). We hope this proposal conveys our strong desire and qualifications to fulfill your requirements. We understand this proposal is to audit the City's financial statements for the three fiscal years ending June 30, 2014, 2015, and 2016, with the option to extend for three additional years.

VLF is a local firm of Certified Public Accountants with offices located in Loma Linda, California. The principals of the firm are Brett Van Lant, CPA and Greg Fankhanel, CPA with over 30 years of combined experience auditing cities and other government agencies throughout California. Until recently, Mr. Fankhanel was an audit partner at another CPA firm (12 years) and Mr. Van Lant was an audit Manager at the former CPA firm. Mr. Fankhanel and Mr. Van Lant branched off in March 2013 and formed a new audit firm (VLF). VLF focuses primarily on government audit services. Performing audits under the structure of our new firm will enable us to continue in our efforts to provide excellent audit services. VLF is well qualified to provide these services for the following major reasons:

- 1) Commitment to deliver quality reports in a timely manner. Our focus is on providing excellent service to our clients.
- 2) Ability to provide experienced audit personnel for year-to-year continuity. Because the audit partners will be performing the audits, including fieldwork, you will be dealing with high-level personnel throughout the audit process. Based on our experience, this will result in highly efficient and effective audits.
- 3) Thorough understanding of the reporting requirements of the City. We have assisted many governments in achieving the GFOA financial statement awards for financial reporting.
- 4) Mr. Fankhanel is also a Certified Fraud Examiner which adds another level of expertise to the audit process. We have assisted many California cities in strengthening internal controls, and establishing effective policies and procedures.

Van Lant & Fankhanel, LLP
25901 Kellogg Street
Loma Linda, CA 92354

909.856.6879

What sets us apart from other audit firms? You are not just a number to us – every audit client is unique and important to us. As a smaller firm, we believe the **personal service and attention** we will provide cannot be duplicated at larger firms. While many firms have knowledgeable and experienced individuals on staff, the quality of each audit ultimately depends on the audit personnel involved in the daily audit process, including fieldwork and report preparation. With VLF, you will be dealing with Partner level personnel throughout the audit process, including fieldwork.

We will take a proactive role in providing professional services to the City of Winters. Not only will we respond to specific requests and needs in a timely manner, we also will take the initiative to assist you in planning and seeking out opportunities to improve overall efficiency and control.

Quality communication is an integral part of our approach to the services we provide, as is committing to meet your deadlines. You will have access to the audit partners on a daily basis, throughout each audit and each fiscal year. To ensure we are meeting the City's needs, we will ask you, after each engagement, to evaluate our services. It will be our utmost priority to meet the City's needs and goals in the performance of these audits.

We certify that VLF and the audit partners are properly licensed to practice in California. We agree to perform all of the work outlined in the City's RFP within the time periods established by the City. Greg Fankhanel is authorized to represent VLF, empowered to submit this proposal, and authorized to sign a contract with the City. Should you have any questions regarding our proposal or desire additional information, please call Greg Fankhanel, CPA, at (909) 856-6879, or email at gfankhanel@vlfcpa.com, or bvanlant@vlfcpa.com.

Respectfully submitted,

Van Lant & Fankhanel, LLP

Van Lant & Fankhanel, LLP
Greg Fankhanel, CPA, CFE

City of Winters - Proposal

License and Independence

VLF is properly licensed by the California State Board of Accountancy to practice in the State of California (License No. PAR 7535). We are independent of the City of Winters and its component units in accordance with generally accepted auditing standards as promulgated by Rule 101 of the American Institute of Certified Public Accountants Code of Professional Ethics, generally accepted government auditing standards promulgated by the U.S. General Accounting Office (GAO), and the rules of the California State Board of Accountancy and Accounting Oversight Board.

We will provide the City with written notice of any professional relationships entered into during the period of our engagement that may impair our independence, if necessary.

Firm Qualifications and Experience

Van Lant & Fankhanel, LLP was recently established by Mr. Brett Van Lant and Mr. Greg Fankhanel. Mr. Fankhanel has 25 years of experience working with local governments with a special emphasis on California cities. Mr. Van Lant has 7 years of experience working with local governments, also with an emphasis on cities. Before co-founding VLF, Mr. Fankhanel was a partner at Teaman Ramirez & Smith, Inc., CPA's (TRS) for the past 12 years. At TRS, Mr. Fankhanel headed the audit division of the firm where he was responsible for approximately 80% of the audits TRS performed each year. Mr. Van Lant was an audit manager at TRS working directly with Mr. Fankhanel on a majority of the audit engagements. Our firm, located in Loma Linda, California, serves a number of cities and special districts throughout California. We have included names and phone numbers of several of our current clients for your inquiry. We insist you contact these individuals to learn more about the quality services our firm provides.

Our Loma Linda office will be the engagement office assigned to the City. Mr. Van Lant and Mr. Fankhanel will be assigned to this engagement. They will also be the individuals responsible for completing the audit fieldwork and preparation of the Comprehensive Annual Financial Report.

Mr. Fankhanel has been a member of the Government Finance Officers' Association (GFOA) Special Review Committee for the Certificate of Achievement for Excellence in Financial Reporting Program, for several years.

Mr. Fankhanel and Mr. Van Lant are both highly-trained government auditors. One of our goals is to avoid putting our clients in a position of having to "train" the auditors. We are required to complete at least 80 hours of continuing education every 2 years, with a majority of these hours relating specifically to government accounting and auditing subjects. Continuing education requirements are met through classes developed by professional organizations, such as the CSCPA, GFOA, and the AICPA. Both Mr. Fankhanel and Mr. Van Lant have been instructors for an in-house continuing education program for several years.

Participation in External Quality Control Review Program

Because we are a new audit firm, we are not allowed to have an external quality control peer review under the requirements of the American Institute of Certified Public Accountants (AICPA) until after at least one year of operation. We are currently in the process of our first peer review, which will be completed by August 2014.

Although VLF currently has not yet had an external quality control review, we have established a quality control program to adhere to the stringent quality control standards established by the AICPA. We have also developed policies and procedures to ensure our engagements are properly supervised and staff receives necessary training to handle the responsibilities afforded them.

In addition, it should be noted our audits performed with our former CPA firm have been subjected to external quality control reviews for many years, and we have received unqualified opinions on each review. These external quality control reviews included reviews of specific government engagements. There have been no disciplinary or regulatory actions taken against our former or current CPA firm. We will provide the City with our peer review report as soon as available.

The firm has had no negative federal or state reviews.

Current Municipal Audit Clients

The City of Winters understandably desires that its auditors have proven experience, in-depth knowledge and technical expertise in dealing with the unique issues facing governmental entities. Mr. Van Lant and Mr. Fankhanel have been active in the audits of governmental entities for many years. The following is a list of current municipal audit clients:

Municipal Audit Clients

Town of Apple Valley*#
 East Valley Water District#
 City of Hemet*#
 Mojave Desert and Mountain Integrated Waste Management Authority
 City of Maywood*
 City of Montclair*
 City of Murrieta*#
 Running Springs Water District
 San Bernardino International Airport Authority
 City of San Clemente*#
 City of San Fernando*#
 City of Santa Paula*
 City of South El Monte*
 City of Tehachapi*

City of Winters - Proposal

Tehachapi-Cummings County Water District#
 Valley Sanitary District#
 City of Yucaipa*

* Single Audit Procedures Performed (in accordance with OMB Circular A-133)

Submitted a CAFR for GFOA financial statements award

We have provided various other services over the years, including accounting services, assistance in establishing and strengthening internal controls, agreed-upon procedures engagements, fraud examinations, tax services and other consulting services. For the 2011-12 fiscal year, we assisted numerous clients with the Redevelopment Agency dissolution process, in accordance with State law.

Partner, Supervisory, and Staff Qualifications and Experience

Resumes for the key individuals serving your City are as follows:

Greg W. Fankhanel, CPA, CFE

Mr. Fankhanel has twenty-five years' experience auditing California governmental agencies. He is a member of the American Institute of Certified Public Accountants, the Government Finance Officers Association, the California Society of Municipal Finance Officers, the California Society of Certified Public Accountants, the Association of Certified Fraud Examiners, and the State Governmental Accounting and Auditing Committee of the California Society of Certified Public Accountants. He will be heavily involved throughout the audit process, as the partner in charge of the City's audit.

Mr. Fankhanel has served as an instructor for an in-house continuing education program for many years. He is also a **Certified Fraud Examiner**, which involved passing a four-part exam covering various fraud issues, and demonstrating sufficient education and professional experience. He is a member of GFOA's Special Review Committee for the Certificate of Achievement for Excellence in Financial Reporting Program. Mr. Fankhanel received his Bachelor of Business Administration Degree from the University of Hawaii in 1986. He is currently licensed to practice as a CPA in California, and has been since 1991.

The following is a partial list of Mr. Fankhanel's recent municipal audit clients:

Cities:

Apple Valley*#	Eastvale#	Santa Paula*
Buena Park*#	Hemet*#	Santee*#
Capitola*#	King City*	San Clemente*#
Coachella*	Montclair*	San Fernando*#
Corona*#	Moorpark*#	South El Monte*
Yucaipa	Murrieta*#	Tehachapi*

City of Winters - Proposal

Special Districts:

Newhall County Water District#
 Riverside County Flood Control District#
 Running Springs Water District*
 Tehachapi-Cummings County Water District#
 Twentynine Palms Water District
 Valley Sanitary District#

*Single Audit Procedures Performed (in accordance with OMB Circular A-133)
 #Submitted a CAFR for the GFOA financial statement award

Brett Van Lant, CPA

Mr. Brett Van Lant has seven years of experience auditing California governmental agencies. Mr. Van Lant received his Bachelor of Science Degree from California State University, San Bernardino, California. He is a member of the California Society of Municipal Finance Officers, the Government Finance Officers Association and the American Institute of Certified Public Accountants. Mr. Van Lant's governmental auditing experience includes several cities, redevelopment agencies and special districts, including performing single audits in accordance with OMB Circular A-133.

Mr. Van Lant is licensed as a Certified Public Accountant in California. For the three (3) year period ending March 31, 2013 he has 139 hours of continuing professional education with 97 hours directly related to governmental accounting and auditing topics. Most of his continuing professional education is obtained through profession organizations such as the AICPA, GFOA, CSMFO, and CSCP. He will be involved throughout the entire audit process, including fieldwork and report preparation.

The following is a partial list of the recent municipal audit clients Mr. Van Lant has served:

Cities:

Buena Park*#	Hemet*	San Clemente*#
Capitola*#	King City*	South El Monte*
Coachella*	Montclair*	Tehachapi*
Corona*#	Murrieta*#	Yucaipa*
Eastvale#	Santa Paula*	Santee*#

City of Winters - Proposal

Special Districts:

Newhall County Water District#
 Riverside County Flood Control District#
 Running Sprints Water District
 Tehachapi-Cummings County Water District#
 Twenty-nine Palms Water District
 Valley Sanitary District#

*Single Audit Procedures Performed (in accordance with OMB Circular A-133)
 #Submitted a CAFR for the GFOA financial statement award

We will provide continuity of audit staff from year to year, which is in the best interest of the City and is most efficient from our firm's perspective. Additionally, the audit partners assigned to this engagement are working partners and therefore will be involved throughout the entire engagement each year, including fieldwork.

In addition, a Senior Accountant (Evelyn Medina) will be assisting the audit partners throughout the audit process. She has two years of government audit experience and has a degree in accounting from La Sierra University. She is currently working on obtaining her CPA license in California. She assisted Brett and Greg on many of the audits mentioned above. She has been working with the new firm (VLF) since July of 2013, on several government audits, including fieldwork and report preparation. Other professional staff will be utilized as necessary.

We affirm that engagement partners, managers, and other supervisory staff may be changed if those personnel leave the firm, are promoted or are assigned to another office. These personnel may also be changed for other reasons only with the express prior written permission of the City. We agree the City retains the right to approve or reject replacements.

Similar Engagements with Other Government Entities

The following are audit client references for which similar services have been provided. All of these references are current audit clients:

- 1) Town of Apple Valley
 Client Contact: Marc Puckett, Finance Director
 14955 Dale Evans Parkway
 Apple Valley, CA 92307
 (760) 240-7700

City of Winters - Proposal

Engagement Partner: Greg Fankhanel

Total Hours: 400

- a) The Town of Apple Valley was incorporated in 1988 as a General Law City and provides the following services: public safety, streets, planning, waste management, and general administrative services. We conducted the annual audit of the Town for the years ended June 30, 2003 through 2013 (including single audit) and provided assistance with the implementation of GASB 34 and other accounting standards. We also prepared the State Controller's Reports and provided assistance in submitting for and obtaining the GFOA and CSMFO financial statement awards, along with the RDA dissolution process.
- b) In addition, We performed the audit of the Apple Valley Redevelopment Agency for the years ended June 30, 2003 through 2011, including preparation of the State Controller's Report and GASB 34 implementation.

2) City of Tehachapi

Client Contact: Hannah Chung, Finance Director

115 South Robinson Street

Tehachapi, California 93561

(661) 822-2200, ext. 112

Engagement Partner: Greg Fankhanel

Total Hours: 350

The City of Tehachapi is a full-service city located in Kern County. We performed the audit of the City's financial statements for the past three fiscal years, including Single Audit in accordance with OMB Circular A-133. In addition, we have performed engagements to assist the City in the RDA dissolution process. Our services included assistance with the implementation of new accounting pronouncements, and also special audits of hotels within the City regarding the TOT.

3) City of Santa Paula

Client Contact: Sandy Easley, Finance Director

970 Ventura Street

P.O. Box 569

Santa Paula, CA 93061

(805) 525-4478, ext. 204

Engagement Partner: Brett Van Lant

Total Hours: 300

City of Winters - Proposal

The City of Santa Paula is a full-service city located in Ventura County. Services include public safety (police and fire), highways and streets, water, sewer, health and social services, culture-recreation, public improvements, community development and general administrative services. We conducted the annual audit of the City and RDA for the years ended June 30, 2006 through 2013, including Single Audit. Our services included assistance with preparation of the City's and RDA's financial statements, including the implementation of new GASB Statements.

4) City of Montclair

Client Contact: Don Parker, CPA, Finance Director
5111 Benito Street
Montclair, California 91763
(909) 625-9418

Engagement Partner: Greg Fankhanel
Total Hours: 300

The City of Montclair is a full-service city located in San Bernardino County. We performed the audit of the City's financial statements for the past three fiscal years, including Single Audit in accordance with OMB Circular A-133. In addition, we have performed engagements to assist the City in the RDA dissolution process. Our services included assistance with the implementation of new accounting pronouncements, and separate audits for the RDA Successor Agency for the past two fiscal years.

5) City of Murrieta

Client Contact: Londa Helms, CPA, Accounting Manager
1 Town Square
Murrieta, California 92562
(951) 461-6439

Engagement Partner: Brett Van Lant
Total Hours: 300

The City of Murrieta is a full-service city located in Riverside County. We performed the audit of the City's financial statements for the past three fiscal years, including Single Audit in accordance with OMB Circular A-133. In addition, we have performed engagements to assist the City in the RDA dissolution process. Our services included assistance with the implementation of new accounting pronouncements and assistance in submitting for and obtaining the GFOA award for excellence in financial reporting.

Single Audits (in accordance with OMB Circular A-133)

As indicated in the above list of clients, we perform single audits in accordance with OMB Circular A-133 for several clients each year. In addition to the above list, we have performed single audits for numerous other clients, involving many different federal programs. The Partner in charge of the City's audits has 25 years of experience performing single audits.

GFOA Award Program for Financial Statements

We have been providing assistance to California governments in obtaining the GFOA and/or CSMFO awards for financial reporting for many years (25 years). We have helped various governments obtain the awards for the first time, and in addressing GFOA comments from previous years. We would be glad to assist the City in obtaining the GFOA award if desired. **To date, all of our clients' attempts to obtain these awards have been successful.** In addition, Greg is a member of GFOA's Special Review Committee for the Certificate of Achievement for Excellence in Financial Reporting Program.

Specific Audit Approach

We believe that timely and adequate audit planning, along with proper communication throughout the audit process, helps to achieve highly efficient and effective audits. We also believe that one of the most important services that can be rendered to clients is to be available at all times during the year. This approach allows the clients the opportunity to consult with the auditors about technical problems and alternative approaches to accounting issues that arise during the year. We emphasize audit partner availability throughout each fiscal year.

We take a customized approach to each and every audit. We will apply the "Risk Assessment" audit standards to your audits. An overriding objective throughout the planning process is the identification of risks that should be assessed as to whether they could result in material misstatement of the financial statements. We perform risk assessment procedures to provide a satisfactory basis for the assessment of risks at the financial statement and relevant assertion levels.

Obtaining an in-depth understanding of the City and its environment, including its internal control, is an essential aspect of the consideration of risk. We use a variety of risk assessment procedures when obtaining this understanding, including observation of procedures and operations, inspection of documents and policies, inquiries of management and others, discussions among the engagement team, and preliminary analytical procedures. Some aspects of the risk assessment procedures can only be determined after information is gathered about the City and its environment; and therefore, we tailor our procedures in response to the information gathered. The results of our risk assessment determine the nature, timing, and extent of further audit procedures to be performed in response to those risks. Due to the complex nature of the risk assessment process, it is performed at the Partner level for all of our audit engagements.

City of Winters - Proposal

Additionally, we have incorporated SAS (Statement on Auditing Standard) No. 99, Consideration of Fraud in a Financial Statement Audit, into our audit process. As a result, we will specifically: 1) evaluate whether programs and controls address identified fraud risks and whether the controls are suitably designed and placed in operation and; 2) assess the fraud risks, taking into account our evaluation, to determine whether an audit response is required. As part of this assessment we will discuss how fraud could possibly occur and be prevented with various City personnel. Additionally, we will examine adjusting journal entries as part of our assessment. Under SAS 99 we are required to review and assess the City's operations with regard to fraud. Realizing the sensitivity of such a subject, we will conduct our procedures in such a way as to not cause alarm. We will take the time to explain the reasoning of why we are asking such questions and that they are not meant to be accusatory but rather are necessary for us to complete our assignment. This requirement applies to all financial statement auditors but we believe our communicative approach is superior to others.

Our sampling methods are designed to provide the most coverage possible without expending excess time where impractical. We also concentrate efforts towards those areas known to be susceptible to error. Sample sizes will depend upon our preliminary assessment of control risk and the extent of our planned substantive tests and analytical procedures.

Shortly after our appointment as auditors, we will schedule a preaudit planning meeting during which we will discuss any special concerns, needs and the timing of the audit with appropriate members of the City's staff. We will also schedule audit progress meetings and an exit conference with the appropriate City staff during our engagement to discuss any findings and issues we encountered during the audit. All of our recommendations will be discussed with appropriate personnel in a timely manner. Drafts of all financial reports and management letters will be submitted prior to the issuance of final reports.

We are aware of the amount of additional work and inconvenience the annual audit brings to the City's staff. However, we feel our service approach, and the experience level of Mr. Fankhanel and Mr. Van Lant will eliminate many of the common problems experienced during an audit, such as:

recommendations made without a thorough understanding of the feasibility of the recommendation;

"year-end surprises;"

new and inexperienced audit staff each year, without adequate supervision.

The fieldwork will normally be coordinated with City staff and begin as soon as the City's books and records are in auditable form. This normally takes place in two stages. Each year we will update our knowledge of your major internal accounting control systems and test such systems (risk assessment). At the same time, City staff will be interviewed in order to assist in resolving any shortcomings before

City of Winters - Proposal

performing the field work portion of the audit. This generally is completed prior to year-end and often leads to worthwhile suggestions for improving internal controls as well as the efficiency and effectiveness of accounting operations and procedures. All of our recommendations will be discussed with appropriate City personnel in a timely manner, and if appropriate, in a formal written management letter at the conclusion of the audit. In addition, we will complete as much of the single audit compliance testing, if applicable, in this stage of the audit. We will review the minutes of the City Council meetings during both stages of the audit.

We use models based on statistical sampling theories to help determine sample sizes using nonstatistical sampling methods as necessary for our substantive tests of balances and transactions, tests of controls and tests of compliance. The objective of tests of compliance is to determine whether an organization has complied with laws and regulations that may have a material effect on each major program. Therefore, we select samples that will provide sufficient evidence for that purpose. After defining the population, we determine sample sizes and select samples from each major program. Factors that may affect the sample sizes include the following:

- a) The amount of expenditures for the program and the individual awards;
- b) The newness of the program or changes in its conditions;
- c) Prior experience with the program, particularly as revealed in audits and other evaluations;
- d) The extent to which the program is carried out through subrecipients;
- e) The level to which the program is already subject to program reviews or other forms of independent oversight;
- f) The adequacy of controls for ensuring compliance;
- g) The expectation of adherence or lack of adherence to the applicable laws and regulations; and
- h) The potential impact of adverse findings.

The audit team will have laptop computers onsite during the audit fieldwork utilizing state-of-the-art software. We utilize programs such as Microsoft Excel to assist in our audit procedures and provide for greater efficiency and effectiveness, including data extraction procedures and analysis. We have significant experience working with many various accounting systems in our government audits.

Analytical procedures will be performed in the planning stage of the audit (risk assessment process) and in our substantive testing, based on the results of our risk assessment. These procedures will include

City of Winters - Proposal

comparing account balances to prior years and to the current period's budget, and consideration of expected relationships among the accounts and periods. Analytical procedures will also be performed in the overall review stage of the audit.

Our audit approach recognizes the importance of laws and regulations in planning the audit of a local governmental entity. As a part of the audit, we obtain an understanding of those laws and regulations that have a direct and material effect on the determination of financial statement amounts. We then design the audit to provide reasonable assurance of detecting material instances of noncompliance. We obtain our understanding of applicable laws and regulations by becoming familiar with the following:

The terms and provisions of grant agreements and contracts.

State and federal restrictions affecting funding received by the City; i.e., gas tax law, etc.

The Municipal Code of the City.

State laws regarding authorized investments, spending limits, debt limits, etc.

City policies regarding investments, purchasing, budgets, and the establishment of funds.

Bond covenants of outstanding issues.

Personnel Policies adopted by the City.

Other laws and regulations as appropriate in the circumstances.

Our review of the internal control will be by questionnaire and procedural write-up of your accounting system. Each of the approaches requires inquiry and observation of City personnel and operations. We will also utilize the City's budget, organizational charts, financial reports, policies and procedures, and other applicable documents. Comments and recommendations relating to the accounting system will be discussed with appropriate City personnel and where appropriate they may be included in our reports. Our recommendations will be directed at safeguarding City assets, improving the effectiveness of City procedures, and improving the reporting of financial information, as applicable.

The second stage of the audit is primarily concerned with auditing the final numbers and disclosures that will appear in the City's financial statements and will begin as soon as the City's books and records are ready for audit. The procedures performed at this stage of the audit are dependent on the results of the risk assessment process described above. Drafts of all financial reports and management letters will be submitted prior to the issuance of final reports. We have a proven track record of delivering reports on time. Each year we will initiate an exit conference to discuss any suggestions which either of us may

City of Winters - Proposal

have for improving the conduct of the annual audit process, management letters, or any other matters of interest. Throughout the year we are always available for meetings or discussions in order to meet your needs. Findings and reports shall be kept confidential and reported only to the City.

In the event that any irregularity in records indicates the City may have suffered or will suffer a monetary loss, we will report such loss to the appropriate City personnel immediately upon discovery in the form of a written report. Responses to City notifications will be prompt and all reports will be remitted in a timely manner to meet your needs. We make it a practice to be proactive in providing guidance and assistance to our audit clients throughout each fiscal year to ensure proper and timely implementation of new and significant accounting pronouncements, and also with laws and regulations. The following includes the proposed segmentation of the audit engagement:

Description	Level of Staff	Number of Hours	Estimated Completion Date
Preaudit planning with City staff. Detail audit plan provided.	Partners	3	May
Entrance conferences and auditors perform interim audit procedures, including Single Audit procedures.	Partners, Senior, staff as necessary	110	May/June
Progress conference (interim work complete).	Partners	2	June
Auditors mail all necessary audit confirmations.	Partners, Senior	3	July
City Staff provides trial balances and supporting schedules for audit. Auditors commence final examination procedures.	Partners, Senior staff as necessary	145	September
Exit conference where auditors propose AJE's and discuss internal control and compliance findings from the audit, as applicable.	Partners	2	September
Auditors prepare draft financial statements, including single audit and management letter.	Partners, Senior	25	October
City staff reviews draft financial statements and reports provided by auditors.	City staff	N/A	November
All reports are finalized and submitted.	Partners	10	November

City of Winters - Proposal

Assistance expected from City staff will include providing us with documents and information included in our comprehensive request list provided at the start of the audit process, answering operational and procedural type questions, and preparing confirmation letters.

Scope of Services

The scope of the audits will be to perform the audits in accordance with generally accepted auditing standards; the A.I.C.P.A. industry audit guide, Audits of State and Local Governmental Units, as amended; the Government Finance Officers Publication, Governmental Accounting, Auditing and Financial Reporting, as amended; the standards for financial audits contained in the U.S. General Accounting Office publication Government Auditing Standards, the Single Audit Act, as amended, and the Office of Management and Budget Circular A-133, as applicable to the issuance of the reports listed in the RFP.

The audit will include Appropriations Limit Annual Review Compliance Letters in order to assist the City meeting the requirements of Section 1.5 Article XIII B of the California Constitution. We will also assist in the preparation of the City's State Controller's Report as described in the RFP for audit services.

Cost Proposal

Our proposed fees to perform audit services are presented at Appendix A.

Exhibit "B" Provided by Consultant

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COST PROPOSAL FOR AUDIT SERVICES

We are pleased to present this audit cost proposal. We have provided you with a significant amount of information about our firm, our service approach to auditing and the individuals who will serve you. We are committed to provide the highest level of service to the City of Winters at a reasonable cost. The following represents a summary of our proposed fees for these engagements:

AUDIT WORK COST PROPOSAL FORM

Service	Fiscal Year Ending June 30,		
	2014	2015	2016
City Audit/CAFR	\$ 26,000	\$ 26,000	\$ 26,000
Single Audit	2,400	2,400	2,400
Gann Limit Review	400	400	400
Total Maximum Cost	\$ 28,800	\$ 28,800	\$ 28,800

Name of Firm: Van Lant & Fankhanel, LLP
 Address: 25901 Kellogg Street, Loma Linda, CA 92354
 Contact Name: Greg Fankhanel, CPA; Brett Van Lant, CPA
 Phone Number: 909-856-6879
 Email: gfankhanel@vlfcpa.com; bvanlant@vlfcpa.com

This proposal is based on the current audit scope, and is made with the assumption that the City's books and records will be in a reasonably balanced condition and reconciled at the start of the audit and that the representations made to us during this proposal process will remain effective throughout our engagement. The above fees for Single Audit are based on the assumption that the Single Audit will include no more than two major programs, in accordance with OMB Circular A-133.

VLF agrees that the City may broaden the scope of our engagement and we agree to hold ourselves available to perform such additional work as the City may desire. A progress billing will be submitted following our preliminary audit procedures. Interim billings will cover a period of not less than a calendar month. A final

billing will be submitted upon delivery of all required reports. No billings will be made for out-of-pocket expenses or any other expenses such as typing, clerical, printing or travel costs.

Our Standard Billing Rates are presented as follows:

AUDITORS STANDARD HOURLY BILLING RATES

Level of Staff	Fiscal Year Ending June 30,		
	2014	2015	2016
Partners	\$ 175	\$ 175	\$ 175
Managers	145	145	145
Supervisory Staff	110	110	110
Professional Staff	85	85	85
Clerical Staff	N/A	N/A	N/A

EXHIBIT "C"

GENERAL PROVISIONS

(1) INDEPENDENT CONTRACTOR. At all times during the term of this Agreement, CONSULTANT shall be an independent contractor and shall not be an employee of CITY. CITY shall have the right to control CONSULTANT only insofar as the results of CONSULTANT'S services rendered pursuant to this Agreement; however, CITY shall not have the right to control the means by which CONSULTANT accomplishes services rendered pursuant to this Agreement.

(2) LICENSES; PERMITS; ETC.. CONSULTANT represents and warrants to CITY that CONSULTANT has all licenses, permits, qualifications, and approvals of whatsoever nature which are legally required for CONSULTANT to practice CONSULTANT'S profession. CONSULTANT represents and warrants to CITY that CONSULTANT shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement, any licenses, permits, and approvals which are legally required for CONSULTANT to practice his profession.

(3) TIME. CONSULTANT shall devote such services pursuant to this Agreement as may be reasonably necessary for satisfactory performance of CONSULTANT'S obligations pursuant to this Agreement.

(4) INSURANCE.

(a) WORKER'S COMPENSATION. During the term of this Agreement, CONSULTANT shall fully comply with the terms of the law of California concerning worker's compensation. Said compliance shall include, but not be limited to, maintaining in full force and effect one or more policies of insurance insuring against any liability CONSULTANT may have for worker's compensation.

(b) GENERAL LIABILITY AND AUTOMOBILE INSURANCE. CONSULTANT shall obtain at its sole cost and keep in full force and effect during the term of this agreement broad form property damage, personal injury, automobile, employer, and comprehensive form liability insurance in the amount of \$2,000,000 per occurrence; provided (1) that the CITY, its officers, agents, employees and volunteers shall be named as additional insured under the policy; and (2) that the policy shall stipulate that this insurance will operate as primary insurance; and that (3) no other insurance effected by the CITY or other names insured will be called upon to cover a loss covered there under; and (4) insurance shall be provided by an, at least, A-7 rated company.

(c) PROFESSIONAL LIABILITY INSURANCE. During the term of this Agreement, CONSULTANT shall maintain an Errors and Omissions Insurance policy in the amount of not less than \$1,000,000.

(d) CERTIFICATES OF INSURANCE. CONSULTANT shall file with CITY'S City Clerk upon the execution of this agreement, certificates of insurance which shall provide that no cancellation, major change in coverage, expiration, or non-renewal will be made during the term of this agreement, without thirty (30) days written notice to the City Clerk prior to the effective date of such cancellation, or change in coverage.

(5) CONSULTANT NOT AGENT. Except as CITY may specify in writing, CONSULTANT shall have no authority, express or implied, to act on behalf of CITY in any capacity whatsoever as an agent. CONSULTANT shall have no authority, express or implied, pursuant to this Agreement, to bind CITY to any obligation whatsoever.

(6) ASSIGNMENT PROHIBITED. No party to this Agreement may assign any right or obligation pursuant to this Agreement. Any attempted or purported assignment of any right or obligation pursuant to this Agreement shall be void and of no effect.

(7) PERSONNEL. CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. In the event that CITY, at its sole discretion, at anytime during the term of this Agreement, desires the removal of any person or persons assigned by CONSULTANT to perform services pursuant to this Agreement, CONSULTANT shall remove any such person immediately upon receiving notice from CITY of the desire of CITY for the removal of such person or persons.

(8) STANDARD OF PERFORMANCE. CONSULTANT shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which CONSULTANT is engaged in the geographical area in which CONSULTANT practices his profession. CITY pursuant to this Agreement shall be prepared in a substantial, first-class, and workmanlike manner, and conform to the standards of quality normally observed by a person practicing in CONSULTANT'S profession. CITY shall be the sole judge as to whether the product of the CONSULTANT is satisfactory.

(9) CANCELLATION OF AGREEMENT. This Agreement may be canceled at any time by CITY for its convenience upon written notification to CONSULTANT. CONSULTANT shall be entitled to receive full payment for all services performed and all costs incurred to the date of receipt of written notice to cease work on the project. CONSULTANT shall be entitled to no further compensation for work performed after the date of receipt of written notice to cease work. All completed and uncompleted products up to the date of receipt of written notice to cease work shall become the property of the CITY.

(10) PRODUCTS OF CONSULTING. All products of the CONSULTANT resulting from this Agreement shall be the property of the CITY.

(11) INDEMNIFY AND HOLD HARMLESS. CONSULTANT shall indemnify, hold harmless the CITY, its officers, agents and employees from all claims, suits, or actions of every name, kind and description, brought forth on account of injuries to or death of any person or damage to property to the extent arising from or connected with the willful misconduct, negligent acts, errors or omissions, ultra-hazardous activities, activities giving rise to strict liability, or defects in design by the CONSULTANT or any person directly or indirectly employed by or acting as agent for CONSULTANT in the performance of this Agreement, including the concurrent or successive passive negligence of the City, its officers, agents or employees.

It is understood that the duty of CONSULTANT to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code.

Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(12) PROHIBITED INTERESTS. No employee of the CITY shall have any direct financial interest

in this agreement. This agreement shall be voidable at the option of the CITY if this provision is violated.

(13) LOCAL EMPLOYMENT POLICY. The City of Winters desires wherever possible, to hire qualified local residents to work on city projects. Local resident is defined as a person who resides in Yolo County.

The City encourages an active affirmative action program on the part of its contractors, consultants, and developers.

When local projects require, subcontractors, contractors, consultants, and developers will solicit proposals from qualified local firms where possible.

As a way of responding to the provisions of the Davis-Bacon Act and this program, contractor, consultants, and developers will be asked to provide no more frequently than monthly, a report which lists the employee's residence, and ethnic origin.

(14) CONSULTANT NOT PUBLIC OFFICIAL. CONSULTANT is not a "public official" for purposes of Government Code §87200 et seq. CONSULTANT conducts research and arrives at conclusions with respect to his or her rendition of information, advice, recommendation or counsel independent of the control and direction of the CITY or any CITY official, other than normal contract monitoring. In addition, CONSULTANT possesses no authority with respect to any CITY decision beyond the rendition of information, advice, recommendation or counsel.



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: May 20, 2014
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Shelly A. Gunby, Director of Financial Management *Shelly*
SUBJECT: Resolution 2014-16 for Claim of Transportation Development Act Funding

RECOMMENDATION:

Approve Resolution 2014-16, A Resolution of the City Council of the City of Winters for the Claim of Transportation Development Act Funding from the Sacramento Area Council of Governments (SACOG).

BACKGROUND:

The City of Winters receives funding from SACOG for transportation needs each year. A portion of the Local Transportation Funds (LTF) received is used to fund the bus service for the citizens of the City of Winters. LTF funds not used for the bus service may be used for certain street and road expenditures. The total LTF allocation for 2014-2015 is \$357,576, of which \$83,525 will be expended for the Yolo Bus Service, \$10,727 will be expended for SACOG planning expenses and the balance of \$263,324 available to be used for street and road work.

In addition to the LTF funding, SACOG administers the State Transportation Assistance (STA) funding available to the City of Winters. The City has total STA funding of \$34,266 available for 2014-2015 and is requesting those funds for transit operations (Yolo Bus).

FISCAL IMPACT:

Continued funding of the Yolo Bus Service, transportation planning and street expenditures.

ATTACHMENTS:

Resolution 2014-16
Transportation Development Act Claim Forms

RESOLUTION 2014-16

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WINTERS FOR THE CLAIM OF TRANSPORTATION
DEVELOPMENT ACT FUNDING FROM THE SACRAMENTO
AREA COUNCIL OF GOVERNMENTS**

WHEREAS, Section 99260 of the Public Utilities Code requires a local agency to file an estimated claim of transportation needs for each fiscal year; and

WHEREAS, the Sacramento Area Council of Governments (SACOG) is designated as the Transportation Planning Agency for the City of Winters to receive such claims for approval pursuant to Rules and Regulations adopted by the Secretary of the Business Transportation Agency; and

WHEREAS, SACOG has adopted finding of apportionment of Local Transportation Funds and State Assistance Funds for Fiscal Year 2014-2015; and

WHEREAS, surplus funds may be used for certain street and road expenditures

NOW, THEREFORE BE IT RESOLVED that the attached Fiscal Year 2014-2015 Annual Project and Expenditure Plan and the Fiscal Year 2014-2015 Transportation Development Act Claim be hereby approved and that the City Manager and/or his designee be authorized to execute the attached claims and forward to SACOG.

PASSED AND ADOPTED by the City Council, City of Winters, the 20th day of May 2014.

AYES:

NOES:

ABSTAIN:

ABSENT:

Cecilia Aguiar-Curry, Mayor

ATTEST:

Nanci G. Mills, CITY CLERK

**TRANSPORTATION DEVELOPMENT ACT
CLAIM CHECKLIST**

Please check the following items as either included with the attached TDA claim package or on file at SACOG.

Item	Claimant	Attached	On File
TDA-1 Annual Transportation Development Claim	All Claimants		N/A
TDA-2 Project and Expenditure Plan (for the fiscal year of this claim and prior fiscal year)	All Claimants		N/A
TDA-3 Status of Previously Approved Projects	All Claimants		N/A
TDA-4 Statement of Conformance	All Claimants		N/A
TDA-5 TDA Claim Certification	All Claimants		N/A
Resolution by governing body that authorized the claim	All Claimants		N/A
CHP Safety Compliance Report (completed within the last 13 months)	Claimants for transit service		
Statement of projected or estimated revenues and expenditures for the prior fiscal year	Claimants for transit service		
Adopted or proposed budget for the fiscal year of the claim and the prior fiscal year	Claimants for transit service		
Signed copy of transit service contract	Claimants for transit service		
Areawide transfer agreement and resolution	Claimants for transit service		
Information establishing eligibility under efficiency criteria	Claimants for transit service		
Certification that claim is consistent with Capital Improvement Program	Claimants for transit service		
Compliance with PUC Sections 99155 and 99155.5	Claimants for transit service		
STA Operator Qualifying Criteria calculation based on Section 99314.6	Claimants for transit service		

TDA-1
TRANSPORTATION DEVELOPMENT ACT CLAIM

TO: Sacramento Area Council of Governments
 1415 L Street, Suite 300
 Sacramento, CA 95814

FROM:

Claimant	City of Winters
Address	318 First Street
City	Winters, CA Zip Code 95694
Contact Person	Shelly Gunby, Director of Financial Management
Telephone	530-795-4910 x 104
E-Mail	shelly.gunby@cityofwinters.org
Facsimile	530-794-6704

The above claimant hereby requests, in accordance with authority granted under the Transportation Development Act and applicable rules and regulations adopted by the Sacramento Area Council of Governments (SACOG), that its request for funding be approved as follows:

LTF:

\$357,576	FY	2014-2015
	FY	

STA:

\$34,266	FY	2014-2015
	FY	

Submitted by: **Shelly A. Gunby**

Title: **Director of Financial Management**

Date: **5/20/14**

TDA-2

ANNUAL PROJECTION AND EXPENDITURE PLAN

Claimant: City of Winters		Sources of Funding										Fiscal Year: 2014-2015
Project Title and TDA Article Number	TDA LTF	TDA STA	Transit Fares	Measure A	Road Fund	Developer Fees/ Const. Tax	Federal/ State	Other	Total			
Winters Bus Service Article 4 Section 99260(a)	\$ 83,525	\$34,266							\$ 117,791			
Streets and Roads Article 8 Section 99400(a)	263,324								263,324			
SACOG PLANNING	10,727								10,727			
TOTAL REQUEST	\$357,576	\$ 34,266	\$	\$	\$	\$	\$	\$	\$391,842	\$	\$	

TDA-3
STATUS OF PREVIOUSLY APPROVED PROJECTS

Instructions — Describe the status of all prior fiscal year TDA claim projects and any projects from previous years that are still active, as follows:

- Include both operating and capital budgets
- Approved amounts should be specified in TDA claims approved by SACOG
- Expenditures should be to date
- Project status should be either “Complete” or “Active”

Fiscal Year	Project Title	Amount Approved		Expenditures		Project Status
13-14	Bus Service	115,675		115,675		Complete
10-11	Transportation Planning	36,831		36,831		Complete
12-13	Streets	269,242		70,867		Active
13-14	Streets	252,231				Active
TOTAL		\$673,979	\$	\$223,373	\$	

TDA-4
STATEMENT OF CONFORMANCE

Form TDA-4 must be completed and signed by the Administrative Office of the submitting claimant.

The City of Winters
hereby certifies that the Transportation Development Act claim for fiscal years 2014-2015
in the amount of \$ 357,576 (LTF) and \$ 34,266 (STA)
for a total of \$ 391,842 conforms with the requirements of the
Transportation Development Act and applicable rules and regulations (see Attachment A for listing of
conformance requirements).

Certified by Chief Financial Officer _____

Title Director of Financial Management

Date 5-20-14

TDA-5
TDA CLAIM CERTIFICATION FORM

I, Shelly A. Gunby, Chief Financial Officer for the City of Winters

do hereby attest, as required under the California Code of Regulations, Title 21, Division 3, Chapter 2, Section 6632, to the reasonableness and accuracy of the following:

- (a) The attached budget or proposed budget for FY 2014-2015
- (b) The attached certification by the Department of the California Highway Patrol verifying that Not Applicable is in compliance with Section 1808.1 of the Vehicle Code, as required in Public Utilities Code Section 99251.
- (c) The estimated amount of 2014-2015 maximum eligibility for moneys from the Local Transportation Fund and State Assistance Fund, as defined in Section 6634 is \$ 391,842

Signature of Chief Financial Officer _____

Agency Name City of Winters

Date 5-20-14



The Honorable Dianne Feinstein
Office of U.S. Senator Dianne Feinstein
331 Hart Senate Office Building
Washington, D.C. 20510

The Honorable Barbara Boxer
Office of U.S. Senator Barbara Boxer
112 Hart Senate Office Building
Washington, D.C. 20510

The Honorable John Garamendi
United States House of Representatives
2438 Rayburn HOB
Washington, DC 20515

Dear Senators Dianne Feinstein, Barbara Boxer, and Congressman John Garamendi,

The Berryessa Snow Mountain region is the crown jewel of Northern California's wild inner Coast Range. It is one of the most biologically diverse, yet least known regions of California. Located less than one hundred miles from the Sacramento and Bay Area metropolitan regions, the area is a dazzling outdoor wonderland rich in unique natural features and loaded with recreational opportunities.

These public lands stretch nearly one hundred miles from the shores of Lake Berryessa to the flanks of Snow Mountain. This region provides wonderful opportunities to hike, horseback ride, hunt, camp, fish, bird watch, use motorized vehicles in designated areas, enjoy both motorized and non-motorized boating and water recreation, and more.

This area includes thriving blue oak woodlands, red fir forests, creek side habitat, an annual explosion of wildflowers, nearly half of California's dragonfly species, a wealth of butterflies, river otters, trout, tule elk, deer, mountain lions, bears, osprey, and provides habitat to California's second largest population of wintering bald eagles. The Berryessa Snow Mountain region has botanical biodiversity that makes it the center of the California global "hot spot."

Permanent protection of this region will improve economic opportunities for our local economies; increase coordination between federal agencies; provide well-managed recreation opportunities; safeguard the area's natural beauty, sensitive areas, wildlife and rare plants; and ensure the continued use and enjoyment of these lands for future generations.

Please support the permanent protection for the public lands of the Berryessa Snow Mountain region as a **National Conservation Area** or **National Monument!**

cc: Congressman Mike Thompson, District 5, CA Congressman Jared Huffman, District 2, CA
Sally Jewell, Secretary of the Interior Tom Vilsack, Secretary of Agriculture
Michael Boots, Acting Chair of the White House Council on Environmental Quality

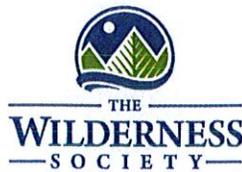
318 First Street
Winters, CA 95694
Phone.530.795.4910
Fax. 530.795.4935

COUNCIL MEMBERS
Harold Anderson
Wade Cowan
Bruce Guelden

MAYOR
Cecilia Aguiar-Curry
MAYOR PRO TEM
Woody Fridae

CITY CLERK
Nanci Mills
TREASURER
Michael Sebastian

CITY MANAGER
John W. Donlevy, Jr.



Management of National Monuments and National Conservation Areas: A Comparison

National Monuments and National Conservation Areas are protected public lands with unique characteristics, which are managed in to ensure their natural, historic and cultural values are protected for future generations. Although different in name, management of National Monuments and National Conservation Areas share many similarities.

	National Monument	National Conservation Areas
Overview	A National Monument is a permanent public land designation that can either be established through legislation passed by Congress or by the President, acting without Congress under the authority provided by the Antiquities Act, and protects the natural, cultural, or historical features of a landscape in perpetuity. Management is directed by the authorizing legislation or the Presidential proclamation.	A National Conservation Area (NCA) is a permanent public land designation established by Congress that protects the land, its natural, cultural, and historical features, and its recreational opportunities, in perpetuity. Legislation establishes a set of purposes and priorities for the land management agency to use in managing NCA lands. Because there is no “organic act” for National Conservation Areas, management of each NCA is governed entirely by the authorizing legislation.
Agency Jurisdiction	National Monuments can be managed by the National Park Service, Forest Service, Fish and Wildlife Service, or the Bureau of Land Management. Agency jurisdiction is <i>not</i> affected by monuments established by the President. However, Congress <i>may</i> transfer land management to the National Park Service when establishing a National Monument. Monuments managed by the National Park Service traditionally restrict more uses.	National Conservation Areas are typically established on land managed by the Bureau of Land Management, although some have been proposed on National Forest System lands as well. Agency jurisdiction is <i>not</i> affected by NCA designation.
Management Plan	Monument designations typically direct the managing agency to develop a resource management plan with local input.	National Conservation Area designations typically direct the managing agency to develop a resource management plan with local input.
Motorized Vehicles	Motorized vehicle use is typically authorized on designated roads and trails. The management plan, or a separate travel management plan, designates routes of travel for motorized vehicles.	Motorized vehicle use is typically authorized on designated roads and trails. The management plan, or a separate travel management plan, designates routes of travel for motorized vehicles.

Grazing	Grazing is generally permitted within National Monuments managed by the BLM or Forest Service, although this may vary depending on the proclamation or legislation and the effects of grazing on the other values the monument was created to protect. Grazing is generally not permitted on lands managed by the National Park Service.	Grazing is generally continued within National Conservation Areas. Most NCA legislation requires that grazing “shall” continue within the conservation area, consistent with regulations, thus keeping grazing management similar to that on other public lands.
Logging	Logging may be permitted within National Monuments, consistent with the monument purposes.	Logging may be permitted within National Conservation Areas, consistent with the NCA purposes.
Hunting	National Monument designation does not affect hunting, which continues to be managed by state agencies, although hunting is generally not permitted in monuments managed by the National Park Service and may be restricted on all monuments depending on monument values.	National Conservation Area designation does not affect hunting, which continues to be managed by state agencies, unless more restrictive management is needed based on NCA purposes.
Camping	Camping is generally allowed in National Monuments.	Camping is generally allowed in National Conservation Areas.
Water	Water rights <i>may</i> be reserved to fulfill National Monument purposes.	Water rights are typically not reserved to fulfill National Conservation Area purposes.
Fire Management	Agencies may take whatever steps necessary to suppress wildfires. Fuel reduction activities are typically permitted.	Agencies may take whatever steps necessary to suppress wildfires. Fuel reduction activities, where consistent with NCA purposes, are typically permitted.
Mining/Oil and Gas	National Monuments are generally withdrawn from new mining claims or oil/gas leasing. Existing claims may be developed, consistent with environmental laws and regulations and subject to additional protections for monument values.	National Conservation Areas are generally withdrawn from new mining claims or oil/gas leasing. Existing claims may be developed, consistent with environmental laws and regulations and subject to additional protections depending on NCA purposes.
Funding	National Monuments may receive increased funding for management and stewardship purposes.	National Conservation Areas may receive increased funding for management and stewardship purposes.



May 19, 2014

Dr. Eduardo Misawa
Leader of the ERC Program
Division of Engineering Education and Centers
National Science Foundation,
4201 Wilson Blvd., Suite 585
Arlington, VA 22230

Dear Dr. Misawa,

As City Manager for the City of Winters, I am pleased to write this letter in support of the proposed Nitride-Enabled Extreme Integrated Systems (NEXIS) Engineering Research Center, a partnership among UC Davis, Purdue University, University of Southern California, and Florida International University.

The NEXIS ERC will focus on engineering sensor-based electronic systems for reliable operation in extreme environments. To achieve this, the NEXIS ERC will develop devices using III-Nitride (III-N) semiconductors and their alloys, which will enable applications that are impossible with silicon-based semiconductors. Specific applications of the integrated systems include, but are not limited to, combustion engines, down-hole drilling, nuclear power plants, industrial processing plants, data centers, and biological implant devices. This collaborative center will engage in cutting-edge research, technology transfer, and education at the respective institutions and surrounding regions. The potential impact of the proposed systems is far-reaching, revolutionizing electronics in current end-user applications and opening up new product markets to target challenging applications not currently accessible.]

Recently, UC Davis joined with the City of Winters and other business, civic and community leaders to adopt a regional prosperity plan that is centered on expanding and diversifying our regional economy by supporting innovation and entrepreneurship in key clusters that reflect our research strengths. One of those clusters is advanced manufacturing, and this grant proposal aligns perfectly with our collective objectives to:

318 First Street
Winters, CA 95694
Phone.530.795.4910
Fax. 530.795.4935

COUNCIL MEMBERS

Harold Anderson
Wade Cowan
Bruce Guelden

MAYOR

Cecilia Aguiar-Curry

MAYOR PRO TEM

Woody Fridae

CITY CLERK

Nanci Mills

TREASURER

Michael Sebastian

CITY MANAGER
John W. Donlevy, Jr.

Dr. Eduardo Misawa

Page 2

May 16, 2014

- Spawn new industries to drive economic prosperity
- Accelerate technologies and catalyze commercialization of entirely new systems that will have a regional, state-wide, national, and global impact
- Contribute to environmental stewardship and sustainability
- Improve safety and control of industrial practices that will lead to more efficient and effective applications

The City of Winters looks forward to partnering with UC Davis and its collaborators in a variety of ways to position the NEXIS ERC for success, including:

- participating in focus groups about the desirability of various technologies to the government sector and the public
- serving as a test-bed for prototype devices, as appropriate
- promoting the regional development of new industries and applications that emerge from this Center.

We look forward to the establishment of the UC Davis Nitride-Enabled Extreme Integrated Systems Engineering Research Center, and urge you to fund this pivotal and critically needed resource.

Sincerely,

John W. Donlevy, Jr.
City Manager, City of Winters



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: May 20, 2014
THROUGH: John W. Donlevy, Jr., City Manager *JD*
FROM: Nanci G. Mills, Director of Administrative Services/City Clerk *Nanci*
SUBJECT: Adoption of Ordinance 2014-03, an Ordinance of the City of Winters amending Title 2, Chapter 2.04 of the Winters Municipal Code to Replace Robert's Rules of Order with Rosenberg's Rules of Order

RECOMMENDATIONS:

Adopt Ordinance 2014-03, an Ordinance of the City of Winters amending Title 2, Chapter 2.04 of the Winters Municipal Code to Replace Robert's Rules of Order with Rosenberg's Rules of Order.

BACKGROUND:

On May 6th the City Council held a Public Hearing, waived the First Reading and Introduced Ordinance 2014-13, an Ordinance of the City of Winters amending Title 2, Chapter 2.04 of the Winters Municipal Code to Replace Robert's Rules of Order with Rosenberg's Rules of Order.

If the Ordinance is adopted tonight, May 20th by a 4/5ths vote, it will establish Rosenberg's Rules of Order as the rules for meeting conduct for the Winters City Council after 30 days.

These rules retain the basic system of order to which we have grown accustomed.

FISCAL IMPACTS:

None

ATTACHMENTS:

1. Ordinance
2. Rosenberg's Rules of Order

ORDINANCE No. 2014-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WINTERS ADDING AMENDING TITLE 2, CHAPTER 2.04 OF THE WINTERS MUNICIPAL CODE TO REPLACE ROBERT'S RULES OF ORDER WITH ROSENBERG'S RULES OF ORDER

The City Council of the City of Winters, State of California does ordain as follows:

SECTION 1: PURPOSE

Current Winters City Council meetings are governed procedurally by Robert's Rules of Order. The City Council has previously approved by motion a preference for Rosenberg's Rules of Order to govern parliamentary procedure at Winters City Council meetings. The purpose of this ordinance is to amend Section 2.04.060 to designate Rosenberg's Rules of Order (instead of Robert's Rules of Order) as the Council's parliamentary procedure. This Ordinance authorizes the City Council, by 4/5ths vote, to amend by resolution Rosenberg's Rules of Order should the City Council find that it is a more appropriate or applicable use of the procedural guide.

SECTION 2: Chapter 2.04.060 is hereby amended to read as follows:

2.04.060 Rosenberg's rules of order.

The city council shall be governed under "Rosenberg's Rules of Order" on all matters pertaining to parliamentary procedure where such rules are not in conflict with this code or any law of the state. The Rosenberg's Rules of Order may be amended by City Council Resolution adopted by at least a 4/5th vote, should the City Council deem it appropriate to do so.

SECTION 3: ENVIRONMENTAL REVIEW

This ordinance is not subject to the California Environmental Quality Act ("CEQA" pursuant to 15060 (c)(2) (the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment) and 15060 (c)(3) the activity is not a project as defined in 15378 of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because it has no potential for resulting in physical change to the environment, directly or indirectly. This ordinance also is exempt from CEQA pursuant to the "common sense" exemption under 15061(b)(3) of the CEQA Guidelines, because the City Council hereby determines and finds that there is no possibility that the ordinance may have a significant effect on the environment.

SECTION 4: Effective Date

This ordinance shall become effective June 19, 2014, provided it is published in full or in summary within fifteen (15) days after its adoption in a newspaper of general circulation.

This ordinance was introduced, after public hearing, and the title thereof read at the regular meeting of the City Council on May 6, 2014, and adopted, after the second reading, at the regular meeting of the City Council on May 20, 2014.

On a motion by Council Member _____, seconded by Council Member _____, the foregoing ordinance was passed and adopted by the City Council of the City of Winters, State of California, this 20th day of May, 2014, by the following vote, to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

CECILIA AGUIAR-CURRY, MAYOR

ATTEST:

NANCI G. MILLS, CITY CLERK



Rosenberg's Rules of Order

REVISED 2011

Simple Rules of Parliamentary Procedure for the 21st Century

By Judge Dave Rosenberg



MISSION AND CORE BELIEFS

To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

VISION

To be recognized and respected as the leading advocate for the common interests of California's cities.

About the League of California Cities

Established in 1898, the League of California Cities is a member organization that represents California's incorporated cities. The League strives to protect the local authority and autonomy of city government and help California's cities effectively serve their residents. In addition to advocating on cities' behalf at the state capitol, the League provides its members with professional development programs and information resources, conducts education conferences and research, and publishes *Western City* magazine.

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ABOUT THE AUTHOR

Dave Rosenberg is a Superior Court Judge in Yolo County. He has served as presiding judge of his court, and as presiding judge of the Superior Court Appellate Division. He also has served as chair of the Trial Court Presiding Judges Advisory Committee (the committee composed of all 58 California presiding judges) and as an advisory member of the California Judicial Council. Prior to his appointment to the bench, Rosenberg was member of the Yolo County Board of Supervisors, where he served two terms as chair. Rosenberg also served on the Davis City Council, including two terms as mayor. He has served on the senior staff of two governors, and worked for 19 years in private law practice. Rosenberg has served as a member and chair of numerous state, regional and local boards. Rosenberg chaired the California State Lottery Commission, the California Victim Compensation and Government Claims Board, the Yolo-Solano Air Quality Management District, the Yolo County Economic Development Commission, and the Yolo County Criminal Justice Cabinet. For many years, he has taught classes on parliamentary procedure and has served as parliamentarian for large and small bodies.



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INTRODUCTION

The rules of procedure at meetings should be simple enough for most people to understand. Unfortunately, that has not always been the case. Virtually all clubs, associations, boards, councils and bodies follow a set of rules — *Robert's Rules of Order* — which are embodied in a small, but complex, book. Virtually no one I know has actually read this book cover to cover. Worse yet, the book was written for another time and for another purpose. If one is chairing or running a parliament, then *Robert's Rules of Order* is a dandy and quite useful handbook for procedure in that complex setting. On the other hand, if one is running a meeting of say, a five-member body with a few members of the public in attendance, a simplified version of the rules of parliamentary procedure is in order.

Hence, the birth of *Rosenberg's Rules of Order*.

What follows is my version of the rules of parliamentary procedure, based on my decades of experience chairing meetings in state and local government. These rules have been simplified for the smaller bodies we chair or in which we participate, slimmed down for the 21st Century, yet retaining the basic tenets of order to which we have grown accustomed. Interestingly enough, *Rosenberg's Rules* has found a welcoming audience. Hundreds of cities, counties, special districts, committees, boards, commissions, neighborhood associations and private corporations and companies have adopted *Rosenberg's Rules* in lieu of *Robert's Rules* because they have found them practical, logical, simple, easy to learn and user friendly.

This treatise on modern parliamentary procedure is built on a foundation supported by the following four pillars:

1. **Rules should establish order.** The first purpose of rules of parliamentary procedure is to establish a framework for the orderly conduct of meetings.
2. **Rules should be clear.** Simple rules lead to wider understanding and participation. Complex rules create two classes: those who understand and participate; and those who do not fully understand and do not fully participate.
3. **Rules should be user friendly.** That is, the rules must be simple enough that the public is invited into the body and feels that it has participated in the process.
4. **Rules should enforce the will of the majority while protecting the rights of the minority.** The ultimate purpose of rules of procedure is to encourage discussion and to facilitate decision making by the body. In a democracy, majority rules. The rules must enable the majority to express itself and fashion a result, while permitting the minority to also express itself, but not dominate, while fully participating in the process.

Establishing a Quorum

The starting point for a meeting is the establishment of a quorum. A quorum is defined as the minimum number of members of the body who must be present at a meeting for business to be legally transacted. The default rule is that a quorum is one more than half the body. For example, in a five-member body a quorum is three. When the body has three members present, it can legally transact business. If the body has less than a quorum of members present, it cannot legally transact business. And even if the body has a quorum to begin the meeting, the body can lose the quorum during the meeting when a member departs (or even when a member leaves the dais). When that occurs the body loses its ability to transact business until and unless a quorum is reestablished.

The default rule, identified above, however, gives way to a specific rule of the body that establishes a quorum. For example, the rules of a particular five-member body may indicate that a quorum is four members for that particular body. The body must follow the rules it has established for its quorum. In the absence of such a specific rule, the quorum is one more than half the members of the body.

The Role of the Chair

While all members of the body should know and understand the rules of parliamentary procedure, it is the chair of the body who is charged with applying the rules of conduct of the meeting. The chair should be well versed in those rules. For all intents and purposes, the chair makes the final ruling on the rules every time the chair states an action. In fact, all decisions by the chair are final unless overruled by the body itself.

Since the chair runs the conduct of the meeting, it is usual courtesy for the chair to play a less active role in the debate and discussion than other members of the body. This does not mean that the chair should not participate in the debate or discussion. To the contrary, as a member of the body, the chair has the full right to participate in the debate, discussion and decision-making of the body. What the chair should do, however, is strive to be the last to speak at the discussion and debate stage. The chair should not make or second a motion unless the chair is convinced that no other member of the body will do so at that point in time.

The Basic Format for an Agenda Item Discussion

Formal meetings normally have a written, often published agenda. Informal meetings may have only an oral or understood agenda. In either case, the meeting is governed by the agenda and the agenda constitutes the body's agreed-upon roadmap for the meeting. Each agenda item can be handled by the chair in the following basic format:

First, the chair should clearly announce the agenda item number and should clearly state what the agenda item subject is. The chair should then announce the format (which follows) that will be followed in considering the agenda item.

Second, following that agenda format, the chair should invite the appropriate person or persons to report on the item, including any recommendation that they might have. The appropriate person or persons may be the chair, a member of the body, a staff person, or a committee chair charged with providing input on the agenda item.

Third, the chair should ask members of the body if they have any technical questions of clarification. At this point, members of the body may ask clarifying questions to the person or persons who reported on the item, and that person or persons should be given time to respond.

Fourth, the chair should invite public comments, or if appropriate at a formal meeting, should open the public meeting for public input. If numerous members of the public indicate a desire to speak to the subject, the chair may limit the time of public speakers. At the conclusion of the public comments, the chair should announce that public input has concluded (or the public hearing, as the case may be, is closed).

Fifth, the chair should invite a motion. The chair should announce the name of the member of the body who makes the motion.

Sixth, the chair should determine if any member of the body wishes to second the motion. The chair should announce the name of the member of the body who seconds the motion. It is normally good practice for a motion to require a second before proceeding to ensure that it is not just one member of the body who is interested in a particular approach. However, a second is not an absolute requirement, and the chair can proceed with consideration and vote on a motion even when there is no second. This is a matter left to the discretion of the chair.

Seventh, if the motion is made and seconded, the chair should make sure everyone understands the motion.

This is done in one of three ways:

1. The chair can ask the maker of the motion to repeat it;
2. The chair can repeat the motion; or
3. The chair can ask the secretary or the clerk of the body to repeat the motion.

Eighth, the chair should now invite discussion of the motion by the body. If there is no desired discussion, or after the discussion has ended, the chair should announce that the body will vote on the motion. If there has been no discussion or very brief discussion, then the vote on the motion should proceed immediately and there is no need to repeat the motion. If there has been substantial discussion, then it is normally best to make sure everyone understands the motion by repeating it.

Ninth, the chair takes a vote. Simply asking for the “ayes” and then asking for the “nays” normally does this. If members of the body do not vote, then they “abstain.” Unless the rules of the body provide otherwise (or unless a super majority is required as delineated later in these rules), then a simple majority (as defined in law or the rules of the body as delineated later in these rules) determines whether the motion passes or is defeated.

Tenth, the chair should announce the result of the vote and what action (if any) the body has taken. In announcing the result, the chair should indicate the names of the members of the body, if any, who voted in the minority on the motion. This announcement might take the following form: “The motion passes by a vote of 3-2, with Smith and Jones dissenting. We have passed the motion requiring a 10-day notice for all future meetings of this body.”

Motions in General

Motions are the vehicles for decision making by a body. It is usually best to have a motion before the body prior to commencing discussion of an agenda item. This helps the body focus.

Motions are made in a simple two-step process. First, the chair should recognize the member of the body. Second, the member of the body makes a motion by preceding the member’s desired approach with the words “I move ...”

A typical motion might be: “I move that we give a 10-day notice in the future for all our meetings.”

The chair usually initiates the motion in one of three ways:

1. **Inviting the members of the body to make a motion**, for example, “A motion at this time would be in order.”
2. **Suggesting a motion to the members of the body**, “A motion would be in order that we give a 10-day notice in the future for all our meetings.”
3. **Making the motion**. As noted, the chair has every right as a member of the body to make a motion, but should normally do so only if the chair wishes to make a motion on an item but is convinced that no other member of the body is willing to step forward to do so at a particular time.

The Three Basic Motions

There are three motions that are the most common and recur often at meetings:

The basic motion. The basic motion is the one that puts forward a decision for the body’s consideration. A basic motion might be: “I move that we create a five-member committee to plan and put on our annual fundraiser.”

The motion to amend. If a member wants to change a basic motion that is before the body, they would move to amend it. A motion to amend might be: "I move that we amend the motion to have a 10-member committee." A motion to amend takes the basic motion that is before the body and seeks to change it in some way.

The substitute motion. If a member wants to completely do away with the basic motion that is before the body, and put a new motion before the body, they would move a substitute motion. A substitute motion might be: "I move a substitute motion that we cancel the annual fundraiser this year."

"Motions to amend" and "substitute motions" are often confused, but they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a "motion to amend" or a "substitute motion" is left to the chair. So if a member makes what that member calls a "motion to amend," but the chair determines that it is really a "substitute motion," then the chair's designation governs.

A "friendly amendment" is a practical parliamentary tool that is simple, informal, saves time and avoids bogging a meeting down with numerous formal motions. It works in the following way: In the discussion on a pending motion, it may appear that a change to the motion is desirable or may win support for the motion from some members. When that happens, a member who has the floor may simply say, "I want to suggest a friendly amendment to the motion." The member suggests the friendly amendment, and if the maker and the person who seconded the motion pending on the floor accepts the friendly amendment, that now becomes the pending motion on the floor. If either the maker or the person who seconded rejects the proposed friendly amendment, then the proposer can formally move to amend.

Multiple Motions Before the Body

There can be up to three motions on the floor at the same time. The chair can reject a fourth motion until the chair has dealt with the three that are on the floor and has resolved them. This rule has practical value. More than three motions on the floor at any given time is confusing and unwieldy for almost everyone, including the chair.

When there are two or three motions on the floor (after motions and seconds) at the same time, the vote should proceed *first* on the *last* motion that is made. For example, assume the first motion is a basic "motion to have a five-member committee to plan and put on our annual fundraiser." During the discussion of this motion, a member might make a second motion to "amend the main motion to have a 10-member committee, not a five-member committee to plan and put on our annual fundraiser." And perhaps, during that discussion, a member makes yet a third motion as a "substitute motion that we not have an annual fundraiser this year." The proper procedure would be as follows:

First, the chair would deal with the *third* (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion *passed*, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be completed on the passage by the body of the third motion (the substitute motion). No vote would be taken on the first or second motions.

Second, if the substitute motion *failed*, the chair would then deal with the second (now the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment (should the committee be five or 10 members). If the motion to amend *passed*, the chair would then move to consider the main motion (the first motion) as *amended*. If the motion to amend *failed*, the chair would then move to consider the main motion (the first motion) in its original format, not amended.

Third, the chair would now deal with the first motion that was placed on the floor. The original motion would either be in its original format (five-member committee), or if *amended*, would be in its amended format (10-member committee). The question on the floor for discussion and decision would be whether a committee should plan and put on the annual fundraiser.

To Debate or Not to Debate

The basic rule of motions is that they are subject to discussion and debate. Accordingly, basic motions, motions to amend, and substitute motions are all eligible, each in their turn, for full discussion before and by the body. The debate can continue as long as members of the body wish to discuss an item, subject to the decision of the chair that it is time to move on and take action.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the body to move on. The following motions are not debatable (that is, when the following motions are made and seconded, the chair must immediately call for a vote of the body without debate on the motion):

Motion to adjourn. This motion, if passed, requires the body to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote.

Motion to recess. This motion, if passed, requires the body to immediately take a recess. Normally, the chair determines the length of the recess which may be a few minutes or an hour. It requires a simple majority vote.

Motion to fix the time to adjourn. This motion, if passed, requires the body to adjourn the meeting at the specific time set in the motion. For example, the motion might be: "I move we adjourn this meeting at midnight." It requires a simple majority vote.

Motion to table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on “hold.” The motion can contain a specific time in which the item can come back to the body. “I move we table this item until our regular meeting in October.” Or the motion can contain no specific time for the return of the item, in which case a motion to take the item off the table and bring it back to the body will have to be taken at a future meeting. A motion to table an item (or to bring it back to the body) requires a simple majority vote.

Motion to limit debate. The most common form of this motion is to say, “I move the previous question” or “I move the question” or “I call the question” or sometimes someone simply shouts out “question.” As a practical matter, when a member calls out one of these phrases, the chair can expedite matters by treating it as a “request” rather than as a formal motion. The chair can simply inquire of the body, “any further discussion?” If no one wishes to have further discussion, then the chair can go right to the pending motion that is on the floor. However, if even one person wishes to discuss the pending motion further, then at that point, the chair should treat the call for the “question” as a formal motion, and proceed to it.

When a member of the body makes such a motion (“I move the previous question”), the member is really saying: “I’ve had enough debate. Let’s get on with the vote.” When such a motion is made, the chair should ask for a second, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a two-thirds vote of the body.

NOTE: A motion to limit debate could include a time limit. For example: “I move we limit debate on this agenda item to 15 minutes.” Even in this format, the motion to limit debate requires a two-thirds vote of the body. A similar motion is a *motion to object to consideration of an item*. This motion is not debatable, and if passed, precludes the body from even considering an item on the agenda. It also requires a two-thirds vote.

Majority and Super Majority Votes

In a democracy, a simple majority vote determines a question. A tie vote means the motion fails. So in a seven-member body, a vote of 4-3 passes the motion. A vote of 3-3 with one abstention means the motion fails. If one member is absent and the vote is 3-3, the motion still fails.

All motions require a simple majority, but there are a few exceptions. The exceptions come up when the body is taking an action which effectively cuts off the ability of a minority of the body to take an action or discuss an item. These extraordinary motions require a two-thirds majority (a super majority) to pass:

Motion to limit debate. Whether a member says, “I move the previous question,” or “I move the question,” or “I call the question,” or “I move to limit debate,” it all amounts to an attempt to cut off the ability of the minority to discuss an item, and it requires a two-thirds vote to pass.

Motion to close nominations. When choosing officers of the body (such as the chair), nominations are in order either from a nominating committee or from the floor of the body. A motion to close nominations effectively cuts off the right of the minority to nominate officers and it requires a two-thirds vote to pass.

Motion to object to the consideration of a question. Normally, such a motion is unnecessary since the objectionable item can be tabled or defeated straight up. However, when members of a body do not even want an item on the agenda to be considered, then such a motion is in order. It is not debatable, and it requires a two-thirds vote to pass.

Motion to suspend the rules. This motion is debatable, but requires a two-thirds vote to pass. If the body has its own rules of order, conduct or procedure, this motion allows the body to suspend the rules for a particular purpose. For example, the body (a private club) might have a rule prohibiting the attendance at meetings by non-club members. A motion to suspend the rules would be in order to allow a non-club member to attend a meeting of the club on a particular date or on a particular agenda item.

Counting Votes

The matter of counting votes starts simple, but can become complicated.

Usually, it’s pretty easy to determine whether a particular motion passed or whether it was defeated. If a simple majority vote is needed to pass a motion, then one vote more than 50 percent of the body is required. For example, in a five-member body, if the vote is three in favor and two opposed, the motion passes. If it is two in favor and three opposed, the motion is defeated.

If a two-thirds majority vote is needed to pass a motion, then how many affirmative votes are required? The simple rule of thumb is to count the “no” votes and double that count to determine how many “yes” votes are needed to pass a particular motion. For example, in a seven-member body, if two members vote “no” then the “yes” vote of at least four members is required to achieve a two-thirds majority vote to pass the motion.

What about tie votes? In the event of a tie, the motion always fails since an affirmative vote is required to pass any motion. For example, in a five-member body, if the vote is two in favor and two opposed, with one member absent, the motion is defeated.

Vote counting starts to become complicated when members vote “abstain” or in the case of a written ballot, cast a blank (or unreadable) ballot. Do these votes count, and if so, how does one count them? The starting point is always to check the statutes.

In California, for example, for an action of a board of supervisors to be valid and binding, the action must be approved by a majority of the board. (California Government Code Section 25005.) Typically, this means three of the five members of the board must vote affirmatively in favor of the action. A vote of 2-1 would not be sufficient. A vote of 3-0 with two abstentions would be sufficient. In general law cities in

California, as another example, resolutions or orders for the payment of money and all ordinances require a recorded vote of the total members of the city council. (California Government Code Section 36936.) Cities with charters may prescribe their own vote requirements. Local elected officials are always well-advised to consult with their local agency counsel on how state law may affect the vote count.

After consulting state statutes, step number two is to check the rules of the body. If the rules of the body say that you count votes of “those present” then you treat abstentions one way. However, if the rules of the body say that you count the votes of those “present and voting,” then you treat abstentions a different way. And if the rules of the body are silent on the subject, then the general rule of thumb (and default rule) is that you count all votes that are “present and voting.”

Accordingly, under the “present and voting” system, you would **NOT** count abstention votes on the motion. Members who abstain are counted for purposes of determining quorum (they are “present”), but you treat the abstention votes on the motion as if they did not exist (they are not “voting”). On the other hand, if the rules of the body specifically say that you count votes of those “present” then you **DO** count abstention votes both in establishing the quorum and on the motion. In this event, the abstention votes act just like “no” votes.

*How does this work in practice?
Here are a few examples.*

Assume that a five-member city council is voting on a motion that requires a simple majority vote to pass, and assume further that the body has no specific rule on counting votes. Accordingly, the default rule kicks in and we count all votes of members that are “present and voting.” If the vote on the motion is 3-2, the motion passes. If the motion is 2-2 with one abstention, the motion fails.

Assume a five-member city council voting on a motion that requires a two-thirds majority vote to pass, and further assume that the body has no specific rule on counting votes. Again, the default rule applies. If the vote is 3-2, the motion fails for lack of a two-thirds majority. If the vote is 4-1, the motion passes with a clear two-thirds majority. A vote of three “yes,” one “no” and one “abstain” also results in passage of the motion. Once again, the abstention is counted only for the purpose of determining quorum, but on the actual vote on the motion, it is as if the abstention vote never existed — so an effective 3-1 vote is clearly a two-thirds majority vote.

Now, change the scenario slightly. Assume the same five-member city council voting on a motion that requires a two-thirds majority vote to pass, but now assume that the body **DOES** have a specific rule requiring a two-thirds vote of members “present.” Under this specific rule, we must count the members present not only for quorum but also for the motion. In this scenario, any abstention has the same force and effect as if it were a “no” vote. Accordingly, if the votes were three “yes,” one “no” and one “abstain,” then the motion fails. The abstention in this case is treated like a “no” vote and effective vote of 3-2 is not enough to pass two-thirds majority muster.

Now, exactly how does a member cast an “abstention” vote? Any time a member votes “abstain” or says, “I abstain,” that is an abstention. However, if a member votes “present” that is also treated as an abstention (the member is essentially saying, “Count me for purposes of a quorum, but my vote on the issue is abstain.”) In fact, any manifestation of intention not to vote either “yes” or “no” on the pending motion may be treated by the chair as an abstention. If written ballots are cast, a blank or unreadable ballot is counted as an abstention as well.

Can a member vote “absent” or “count me as absent?” Interesting question. The ruling on this is up to the chair. The better approach is for the chair to count this as if the member had left his/her chair and is actually “absent.” That, of course, affects the quorum. However, the chair may also treat this as a vote to abstain, particularly if the person does not actually leave the dais.

The Motion to Reconsider

There is a special and unique motion that requires a bit of explanation all by itself; the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure to the issue. And so, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to consider is made and passed.

A motion to reconsider requires a majority vote to pass like other garden-variety motions, but there are two special rules that apply only to the motion to reconsider.

First, is the matter of timing. A motion to reconsider must be made at the meeting where the item was first voted upon. A motion to reconsider made at a later time is untimely. (The body, however, can always vote to suspend the rules and, by a two-thirds majority, allow a motion to reconsider to be made at another time.)

Second, a motion to reconsider may be made only by certain members of the body. Accordingly, a motion to reconsider may be made only by a member who voted in the majority on the original motion. If such a member has a change of heart, he or she may make the motion to reconsider (any other member of the body — including a member who voted in the minority on the original motion — may second the motion). If a member who voted in the minority seeks to make the motion to reconsider, it must be ruled out of order. The purpose of this rule is finality. If a member of minority could make a motion to reconsider, then the item could be brought back to the body again and again, which would defeat the purpose of finality.

If the motion to reconsider passes, then the original matter is back before the body, and a new original motion is in order. The matter may be discussed and debated as if it were on the floor for the first time.

Courtesy and Decorum

The rules of order are meant to create an atmosphere where the members of the body and the members of the public can attend to business efficiently, fairly and with full participation. At the same time, it is up to the chair and the members of the body to maintain common courtesy and decorum. Unless the setting is very informal, it is always best for only one person at a time to have the floor, and it is always best for every speaker to be first recognized by the chair before proceeding to speak.

The chair should always ensure that debate and discussion of an agenda item focuses on the item and the policy in question, not the personalities of the members of the body. Debate on policy is healthy, debate on personalities is not. The chair has the right to cut off discussion that is too personal, is too loud, or is too crude.

Debate and discussion should be focused, but free and open. In the interest of time, the chair may, however, limit the time allotted to speakers, including members of the body.

Can a member of the body interrupt the speaker? The general rule is “no.” There are, however, exceptions. A speaker may be interrupted for the following reasons:

Privilege. The proper interruption would be, “point of privilege.” The chair would then ask the interrupter to “state your point.” Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room may be too hot or too cold, or a blowing fan might interfere with a person’s ability to hear.

Order. The proper interruption would be, “point of order.” Again, the chair would ask the interrupter to “state your point.” Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the chair moved on to a vote on a motion that permits debate without allowing that discussion or debate.

Appeal. If the chair makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the chair. If the motion is seconded, and after debate, if it passes by a simple majority vote, then the ruling of the chair is deemed reversed.

Call for orders of the day. This is simply another way of saying, “return to the agenda.” If a member believes that the body has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the chair discovers that the agenda has not been followed, the chair simply reminds the body to return to the agenda item properly before them. If the chair fails to do so, the chair’s determination may be appealed.

Withdraw a motion. During debate and discussion of a motion, the maker of the motion on the floor, at any time, may interrupt a speaker to withdraw his or her motion from the floor. The motion is immediately deemed withdrawn, although the chair may ask the person who seconded the motion if he or she wishes to make the motion, and any other member may make the motion if properly recognized.

Special Notes About Public Input

The rules outlined above will help make meetings very public-friendly. But in addition, and particularly for the chair, it is wise to remember three special rules that apply to each agenda item:

Rule One: Tell the public what the body will be doing.

Rule Two: Keep the public informed while the body is doing it.

Rule Three: When the body has acted, tell the public what the body did.



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April 24, 2014

City Council
City of Winters
201 East Street
Winters, CA 95694

Dear Council Members:

Enclosed is the 2013 Annual Report for contract operations of the Winters Wastewater Treatment Facility provided by Severn Trent Services.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Keating".

Jim Keating
Project Manager
Severn Trent Services
Winters Wastewater Treatment Facility

Executive Summary

Introduction

Severn Trent Environmental Services, Inc. (Severn Trent) is pleased to continue providing services for the operation, maintenance and management of the Winters Wastewater Treatment Plant for the City of Winters, California.

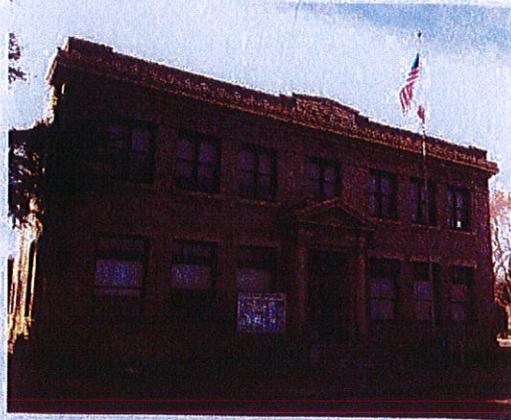
Severn Trent is a leading provider of essential water and wastewater services and a partner in the everyday lives of more than a million Americans in 22 states.

Severn Trent takes pride in stewardship of valuable water resources. We provide safe and reliable water, wastewater services and resource management for homes, businesses and communities nationwide.

City of Winters and Severn Trent

Severn Trent (assuming operations from Southwest Water in 2013) has been serving the City of Winters as its wastewater plant operator since 1992. We are proud to have provided this continuous service and wish to justify the City's trust by continually improving our operations and maintenance services.

The City's wastewater facilities include: treatment plant has a peak capacity of 0.92 MGD for the City's approximately 6,600 residents. The effluent is used for land application, recharging the water table in the area.



In 2013, Severn Trent brought a new project a management team with a depth of wastewater experience to Winters. The team has reviewed and revised many of the existing Standard Operational Procedures to ensure all requirements are being carefully followed. They have also implemented a number of project improvements and repairs throughout the year. These include providing repairs to the irrigation fields and pumping storage ponds 3 and 4 dry as part of increased water management.

This past year, the Winters project team has also established an increased focus on communications between the City and Severn Trent. That focus will continue throughout the term of the contract.

We are Local

Severn Trent operates 16 contracts within California. Eight of these are located in the same northern California area as the Winters Wastewater Treatment Plant. We can marshal Severn Trent resources from other projects in the area – or from our staff of 1,400 employees nationwide – should a need arise.

Project Vision and Objectives

Severn Trent has one goal; deliver safe, reliable wastewater services while providing the highest level of customer service to the City of Winters. We understand that we answer to the local leadership but serve the people.



Our vision is to serve the City of Winters by enabling the local leadership to provide a quality reliable service to the community demonstrating the highest value return on the City of Winters' investment in wastewater services. Most importantly, we have the expertise, experience, depth of resources, and local presence to assure the success of the Winters Wastewater Treatment Plant.

Critical Issues

Perhaps the most critical issue facing the City is in preparing for the future. With the advent of more residents, hotels and businesses moving to the area,

Severn Trent would like to work with the City in envisioning what the future needs of the City may be over the next thirty years, and bringing those needs to fruition. For example, will there be wastewater reuse, thereby helping extend the resources of clean water and the aquifer? If so, at what level? Using the treated wastewater for more than evaporation, and subordinately for aquifer recharge after evapotranspiration, will be more costly than the current operations. One of the most critical decisions facing the wastewater utility will be in determining the proper level of wastewater effluent reuse.

Noteworthy Events

Biosolids have been removed from one-half of the aeration treatment ponds. The biosolids removal from the other aeration ponds will be completed by 2015, and quite possibly by the end of 2014. Severn Trent has also worked hand-in-hand with Dr. Bassam Younis from the University of Davis in testing alternative methods for disinfection of wastewater effluent. On the advice of Severn Trent, the City purchased a television camera for televising lines. This allowed us to see the actual cause of trouble spots and correct them. The number of sewer system and lateral blockages has decreased dramatically – *over 75%*.

Environmental Compliance

Regulatory Compliance with the Regional Water Quality Control Board

All of Severn Trent's Northern California contracts have had extensive experience working with the California Regional Water Quality Control Board (RWQCB) since 1988. We have maintained a strong professional relationship with several of the regulators who often recommend Severn Trent to surrounding municipalities for their water and wastewater contract operations.

Severn Trent Winters WWTP staff submitted all required monthly reports and performed all required testing.

Other Performance Measures

General

Severn Trent's operations and support personnel will continue to work closely with the City of Winters to ensure the success of the Winters Wastewater Treatment System. Severn Trent provides certified operators licensed by the State of CA. The staff at the Winters Wastewater Treatment Plant (along with internal consultation with the safety team and the Technical Services Group) has extensive experience in operations, maintenance, repairs and management of wastewater treatment facilities. Severn Trent provides employee training and development, along with safety training and the implementation of safety programs and emergency contingency plans.



The following represents the general approach and operating philosophy that Severn Trent will continue to apply to the Winters Wastewater Treatment Plant:

- Operate the Winters Wastewater Treatment Plant to meet customer demands and regulatory requirements
- Operate the Winters Wastewater Treatment Plant cost effectively and efficiently
- Ensure the safety and health of the public and employees
- Orient, train and support facility operations personnel to enhance knowledge and skills; and improve performance to benefit the City of Winters and the public
- Define and delegate authority to onsite project management to develop teamwork and implement action plans that meet project goals and objectives
- Utilize management systems to monitor facility and employee performance and solve problems in an efficient and timely manner
- Meet commitments to foster a strong and lasting partnership that builds City and public confidence
- Prepare concise and timely reports to satisfy plant and City requirements

Contract Performance Metrics

With Severn Trent, your satisfaction is paramount. To ensure we meet your expectations, we commit to continue providing the following services to the City of Winters:

- Operate the Winters Wastewater Treatment Plant in compliance with all applicable laws and regulations within our control
- Staff and operate the Winters Wastewater Treatment Plant with properly certified personnel
- Produce, sign, and properly submit all regulatory reports
- Conduct and report all testing required by the appropriate regulatory bodies
- Operate the Winters Wastewater Treatment Plant within CalOSHA guidelines

- Provide all insurances required by the City of Winters
- Maintain the daily operations manuals for the Winters Wastewater Treatment Plant
- Maintain the maintenance schedule for the Winters Wastewater Treatment Plant
- Provide Quarterly Summary Report Presentations on the operations and status of the Winters Wastewater Facility to the City Council

Technical Issues

Equipment Maintenance and Repairs

It is vitally important that equipment maintenance be performed and tracked in accordance with the manufacturer's recommendations. Preventive Maintenance (PM) programs are an important tool used routinely by Severn Trent to maintain your equipment in an efficient manner.



Severn Trent will continue to compile PM information, procedures and recommended schedules from the manufacturer's equipment submittals and manuals. Using Severn Trent's comprehensive computer-based PM program, a PM schedule has been developed from manufacturer's recommendations, our experience and industry standard practices to ensure that the most cost-effective practices are employed at the Winters Wastewater Treatment Plant. We seek to continually improve upon our standard practices.

The staff at the Winters Wastewater Treatment Plant has been trained in the proper care and correct operation of plant equipment. Our personnel will

continue to perform scheduled PM tasks and document the tasks that were performed. This past year a number of repair and maintenance projects were completed. Some of the maintenance and repair, or special projects from this past year were as follows:

- Integration of City Operator In Training Program
- Addition of second Chlorine Storage Tank to disinfection system
- Updating Lift Station SOPs
- New Perimeter Gate installed at ponds area
- Walnut Lane Lift Station fence repair
- Pretreatment inspections conducted on the City's businesses
- Repairs and painting of all Storage Pond Docks
- Ongoing repair and maintenance of the North Irrigation Field spray cannons
- Repairs to irrigation lines 7 through 15 in the South Irrigation Field
- Biosolids removal project completed on Aeration Ponds A1 and A3
- Bringing Aeration Ponds A1 and A3 online
- Repair and installation of 25 HP Aerator into Aeration Pond A1
- Cleaning Storage Pond levees
- Installation of new Flow Meter at Main Irrigation Pumping Station

- Flow meter calibrations
- Installation of a Freeboard Depth Gauge into Storage Pond 4
- Weed abatement in North and South Irrigation Fields
- Painting of the East Street Tool Sheds
- Safety painting of the Lift Stations
- Completion of the annual sewer line cleaning
- Completion of the annual storm drain cleaning
- Safety painting of the Bar Screen platform
- Complete discharge of water from Storage Ponds 2, 3, and 4
- Brush removal and landscaping at East Street Lift Station

Building and Grounds Maintenance

Routine building and grounds maintenance is included in the Severn Trent PM program. Severn Trent performs the following routine housekeeping procedures in order to maintain a neat and clean work environment inside and outside the plant:

- Maintain the Winters Wastewater Treatment Plant in a clean, neat and orderly fashion, with all floors and other workspaces clean and free of sewage, screenings, sludge debris, etc.
- All grounds are maintained to be free of weeds and debris
- Identify and requisition special equipment, common spare parts and supplies, and perform building and grounds maintenance to meet mutually agreeable standards

Safety Performance

Safety and Compliance Audits

We pride ourselves on handling all aspects of environmental and safety compliance for our clients. Our goal is continuous improvement of our safety, compliance and operational record. In order to accomplish this, Severn Trent has an internal Facility Audit Program that helps us ensure that our facilities are compliant with state and federal regulations. Our Facility Audit Program includes the following components:

- Self Audits
- Peer Audits
- Facility Inspections for Health and Safety, as well as future compliance audits provided by in-house auditing staff.



Each one has distinct benefits. Self audits are designed to help an individual operator improve their safety and compliance awareness, hazard recognition skills and increase their safety knowledge base. Peer audits allow operators to review operations other than their own, providing

an opportunity to share experiences. This transfer of knowledge and development of best practices helps increase our overall expertise as a leader in the industry.

Security

A video security system was installed at East Street Lift Station Facility. The system can be monitored remotely, and is active 24/7.

Personnel/Resources

Project Management and Facility Staffing

Severn Trent has the personnel and experience to successfully and effectively operate and maintain the Winters Wastewater Treatment Plant. A successful wastewater treatment plant requires the integration of several essential physical and human elements into a comprehensive operation, maintenance and management program. Severn Trent places great emphasis on the use of technically competent and professional personnel to ensure that a trust relationship is established early with facility owners, and that timely decisions are made to meet program demands and objectives. It is our experience that when quality teams are given clear expectations along with the necessary tools and authority, the probability of success is greatly increased. We have a strong team in place for the operation, maintenance and management of the Winters Wastewater Treatment Plant to ensure its continued success.

Project Management Oversight

Richard Clayton, *Regional General Manager*, has been overseeing the Pacific Region since January 2014. He has the overall responsibility of a combined staff of 41 employees operating both water and wastewater facilities throughout California. He has worked for Severn Trent for 15 years, formerly with the Technical Services Group where he was responsible for resolving compliance and process issues at Severn Trent projects. He has 24 years of water and wastewater experience and a strong background in collection system rehabilitation. As a former Area Manager, he has been responsible for managing multiple projects including overseeing facility operations and maintenance, workforce scheduling, contract administration, client interface, reporting and budgeting. He has a B.S. in Agriculture and holds multiple New York water and wastewater certifications.

Kathy Stone, *Senior Area Manager, Northern California*, has over 25 years of experience in the water and wastewater industry. She earned her Bachelor of Science degree in Biology and Chemistry and holds a Master's Degree in Biology/Natural Science from California State University, Chico. She also has a California Grade V Wastewater Certificate, and Certified Laboratory Technician and Environmental Compliance Inspector certificate as well.

Staffing

Severn Trent is an experienced industry leader with an expert in-house technical staff. Severn Trent's resource pool in California includes a wide range of professional operators, engineers and other staff who think daily about water and wastewater so that you have peace of mind.

Jim Keating, *Project Manager*, has more than 6 years of experience and holds a Grade III Wastewater Operator license as well as a Water Treatment Grade T2 and a Distribution Grade D2 license. Mr. Keating oversees all operations and maintenance at the Winters Wastewater Treatment Plant. In addition, he attends routine meetings with the City and regulatory agencies, and provides the City Council with quarterly summary presentations.

Roger Migchelbrink, *Technical Services*, has approximately 30 years of experience in the water and wastewater industry and holds a Grade V California Wastewater license. His responsibilities include reviewing all compliance documents before being submitted, routine (minimum annual) visits to all plants to ensure safety and CalOSHA compliance and water and wastewater process control assessment. Additionally, for the Winters facility, Mr. Migchelbrink works closely with the facility manager, Jim Keating, to identify and implement operational and maintenance improvements. Roger is on site a minimum of five times each month.

Additional staffing

Additional staff is available from other Severn Trent facilities on an as needed or emergency basis.

Safety Training

Severn Trent's primary safety goal is to ensure that every employee returns home each day to his/her family without injury.

Our emphasis on training includes safety as well as technical and process training. The fundamentals of our safety program include facility inspections and improvements against the backdrop of CalOSHA and Severn Trent's standards, distribution of safety equipment and protective clothing, and increased work place safety awareness sessions. In addition to standard classroom and field training sessions, including but not limited to proper lifting techniques, trip hazards, hand tool safety, protective clothing and equipment, we evaluate every facility we operate and tailor specific training programs to the potential hazards at the site.



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: May 20, 2014
THROUGH: John W. Donlevy, Jr., City Manager *John*
FROM: Shelly A. Gunby, Director of Financial Management *Shelly*
SUBJECT: Appropriation Limit for Fiscal Year 2014-2015

RECOMMENDATION:

City Council approve Resolution 2014-17, 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 2014-2015.

BACKGROUND:

In 1978, Proposition 13 was enacted, and as a follow up to Proposition 13, the voters of California amended the California Constitution in 1979 to limit the growth of governmental spending by passing Proposition 4. Proposition 4 created Article XIII B of the California Constitution that provides a formula for calculating spending limits of governments. Proposition 4 is commonly referred to as the Appropriation or Gann Limit.

The Appropriation Limit creates a restriction on the amount of government revenue which may be appropriated in any fiscal year. The Appropriation Limit is based on actual appropriations during the base year and increases each year using specified growth factors. The Appropriation Limit applies to only those revenues defined "proceeds of taxes". Proceeds of taxes generally refer to revenues in the General Fund, and some Special Revenue Funds.

Proceeds of taxes include, but are not limited to:

- All taxes levied by or for a Public Agency;
- Any revenue from regulatory licenses, user charges and user fees or charges to the extent that the proceeds exceed the cost of providing the regulation, product or service;
 - The following are NOT considered from regulatory licenses, user charges and user fees or charges for the purposes of the Appropriation Limit

- Rents, Concessions, entrance fees, franchise fees
- Fine, forfeitures and penalties
- Assessments on real property or person for special benefit conferred.
- State Subventions for general purposes; and
 1. State subventions include:
 - VLF in Lieu Fees that are not designated as per use; and
 - Homeowners Property Tax Relief
 2. State moneys provide to local governments with restricted uses excluded from the local governments Appropriation Limit such as:
 - Motor Vehicle Tax (Gas Tax)
- Any interest earned from the investment of the proceeds of taxes
- Certain items are excluded from the Appropriations Limit such as;
 1. State Mandate Reimbursements
 2. Certain types of Debt Service Costs
 3. Qualified Capital Outlay
 4. Costs of complying with court orders and federal mandates.
 5. Appropriation required to refund taxes; and
 6. Local agency loan funds or indebtedness funds, or investment funds in bank accounts.
 7. Redevelopment agency or successor agency property tax increment funds (because such agencies do not have the power to levy a property tax)

The City of Winters adopts the Appropriation Limit prior to the beginning of the fiscal year for which it pertains by resolution, and a discussion of the limit is included in the budget when it is submitted for approval to the City Council prior to the beginning of the fiscal year for which the budget is adopted. The discussion is included under the tab "Gann Limit" in the 2012-2014 Budget Document, the discussion begins on page 265.

The City of Winters is cautious in its spending and has never had appropriations subject to the limitation higher than 63% of the limitation.

FISCAL IMPACT:

None

ATTACHEMENTS:

Resolution 2014-17

Attachment A-Appropriation Limit Calculation

Attachment B-Department of Finance Annual Price and Population Information

RESOLUTION 2014-17
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 2014-2015

WHEREAS, Article XIII B of the Constitution of the State of California provides for the annual appropriations of governmental units to be the subject of limitations, and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Winters that an appropriation limit for the Fiscal 2014-2015 pursuant to Article XIII B of the Constitution of the State of California be established in the amount of \$6,195,828 and the same is hereby approved.

PASSED AND ADOPTED by the City Council, City of Winters, the 20th day of May 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Cecilia Aguiar-Curry, Mayor

ATTEST:

Nanci G. Mills, CITY CLERK

Attachment A

**CITY OF WINTERS
APPROPRIATION LIMIT
FOR FISCAL YEAR 2014-2015
YEAR ENDED JUNE 30, 2015**

APPROPRIATION LIMIT, FISCAL YEAR 2013-2014	\$	6,173,686
ADJUSTMENT FACTOR:		
POPULATION GROWTH PERCENT		1.003586
ANNUAL ADJUSTMENT IN DOLLARS		
APPROPRIATION LIMIT FISCAL YEAR 2014-2015	\$	6,195,828

2014-2015
APPROPRIATION LIMIT

Per Capita change = -0.23
Population change = 0.59

Per capital converted to a ratio

$$\frac{-0.23+100}{100} = 0.9977$$

Population converted to a ratio

$$\frac{0.59+100}{100} = 1.0059$$

Calculation Factor for FY 2013-2014

$$1.0512 \times 1.0081 = 1.003586$$



DEPARTMENT OF
FINANCE
OFFICE OF THE DIRECTOR

EDMUND G. BROWN JR. • GOVERNOR
STATE CAPITOL ■ ROOM 1145 ■ SACRAMENTO CA ■ 95814-4998 ■ WWW.DOF.CA.GOV

May 2014

Dear Fiscal Officer:

Subject: Price and Population Information

Appropriations Limit

The California Revenue and Taxation Code, section 2227, mandates the Department of Finance (Finance) to transmit an estimate of the percentage change in population to local governments. Each local jurisdiction must use their percentage change in population factor for January 1, 2014, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2014-15. Attachment A provides the change in California's per capita personal income and an example for utilizing the price factor and population percentage change factor to calculate the 2014-15 appropriations limit. Attachment B provides city and unincorporated county population percentage change. Attachment C provides population percentage change for counties and their summed incorporated areas. The population percentage change data excludes federal and state institutionalized populations and military populations.

Population Percent Change for Special Districts

Some special districts must establish an annual appropriations limit. Consult the Revenue and Taxation Code section 2228 for further information regarding the appropriations limit. Article XIII B, section 9(C), of the State Constitution exempts certain special districts from the appropriations limit calculation mandate. The Code and the California Constitution can be accessed at the following website: <http://leginfo.legislature.ca.gov/faces/codes.xhtml>.

Special districts required by law to calculate their appropriations limit must present the calculation as part of their annual audit. Any questions special districts have on this issue should be referred to their respective county for clarification, or to their legal representation, or to the law itself. No state agency reviews the local appropriations limits.

Population Certification

The population certification program applies only to cities and counties. Revenue and Taxation Code section 11005.6 mandates Finance to automatically certify any population estimate that exceeds the current certified population with the State Controller's Office. **Finance will certify the higher estimate to the State Controller by June 1, 2014.**

Please Note: Prior year's city population estimates may be revised.

If you have any questions regarding this data, please contact the Demographic Research Unit at (916) 323-4086.

MICHAEL COHEN
Director
By:

KEELY M. BOSLER
Chief Deputy Director

Attachment

May 2014

Attachment A

- A. **Price Factor:** Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2014-15 appropriation limit is:

Per Capita Personal Income	
Fiscal Year (FY)	Percentage change over prior year
2014-15	-0.23

- B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2014-15 appropriation limit.

2014-15:

Per Capita Cost of Living Change = -0.23 percent
Population Change = 0.95 percent

Per Capita Cost of Living converted to a ratio: $\frac{-0.23 + 100}{100} = 0.9977$

Population converted to a ratio: $\frac{0.95 + 100}{100} = 1.0095$

Calculation of factor for FY 2014-15: $0.9977 \times 1.0095 = 1.0072$

Fiscal Year 2014-15

Attachment B
Annual Percent Change in Population Minus Exclusions*
January 1, 2013 to January 1, 2014 and Total Population, January 1, 2014

County City	<u>Percent Change</u>	<u>--- Population Minus Exclusions ---</u>		<u>Total</u>
	2013-2014	1-1-13	1-1-14	1-1-2014
Yolo				
Davis	0.80	66,125	66,656	66,656
West Sacramento	1.28	50,195	50,836	50,836
Winters	0.59	6,938	6,979	6,979
Woodland	1.08	56,610	57,223	57,223
Unincorporated	-1.59	25,085	24,687	24,687
County Total	0.70	204,953	206,381	206,381

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers

DATE: May 20, 2014

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

FROM: Shelly A. Gunby, Director of Financial Management

SUBJECT: 2014-2015 and 2015-2016 Budget Information

RECOMMENDATION:

Review the attached information regarding the 2014-2015 and 2015-2016 Proposed Budget.

BACKGROUND:

On April 21, 2014 the City Council held a budget workshop for reviewing information to be included in the 2014-2015 and 2015-2016 operating budget. At that workshop, the council requested additional information beyond that presented. Specifically, the Mayor requested information that showed the amount of expenditures by area, such as salaries and benefits, operating expenditures and any other pertinent areas.

Attached is a summary of each department, similar to what is included in the budget document that includes a history of expenditures from 2008/2009 along with estimates for 2013-2014 and proposed expenditures for 2014-2015 and 2015-2016, broken down by Salaries and benefits, operating expenditures, capital expenditures, debt service and allocated costs. Also included a bar graph of total expenditures for the same time period as the history of expenditures and a staffing chart where appropriate.

This information is provided to give the Council additional information beyond what was presented at the workshop and provide additional opportunity for Council input into the budget process.

FISCAL IMPACT:

None with the action

ATTACHMENTS:

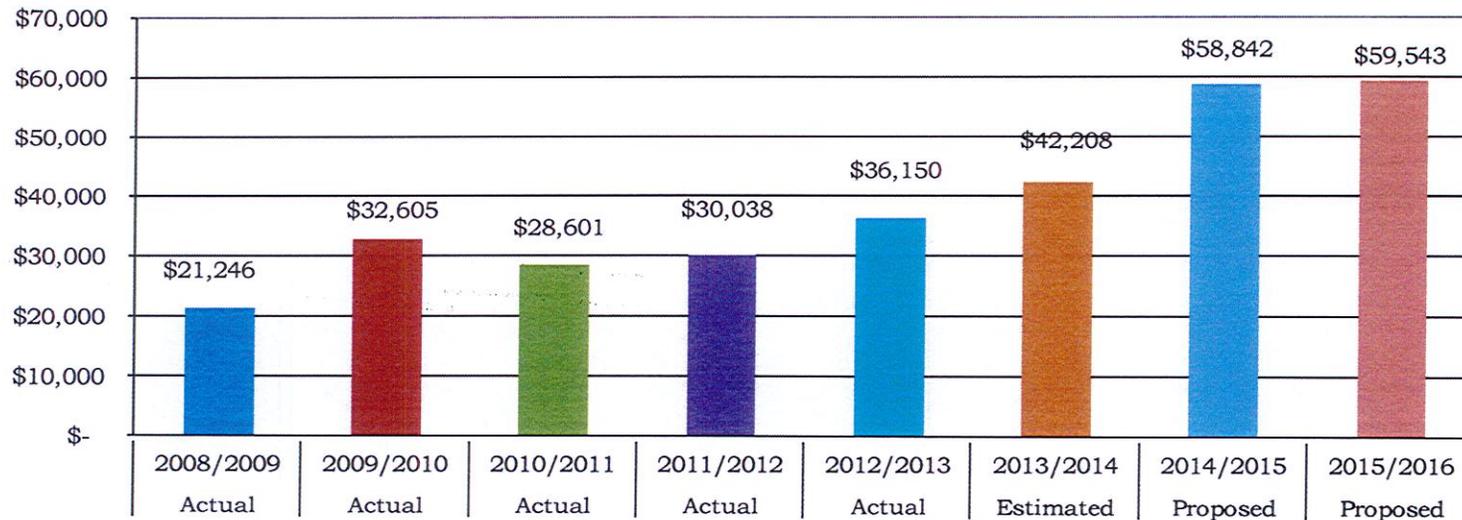
Department Worksheets

City Council

2014-2015 and 2015-2016 Budget

	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Estimated 2013-2014	Proposed 2013-2015	Proposed 2013-2016
Stipends	\$ 12,059	\$ 9,892	\$ 9,815	\$ 9,848	\$ 12,470	\$ 12,210	\$ 11,153	\$ 11,626
Operating Expenditures	9,187	22,713	18,786	19,286	23,680	29,998	37,689	37,917
Contingencies	-	-	-	904	-	-	10,000	10,000
Total Expenditures	\$ 21,246	\$ 32,605	\$ 28,601	\$ 30,038	\$ 36,150	\$ 42,208	\$ 58,842	\$ 59,543

City Council Expenditures

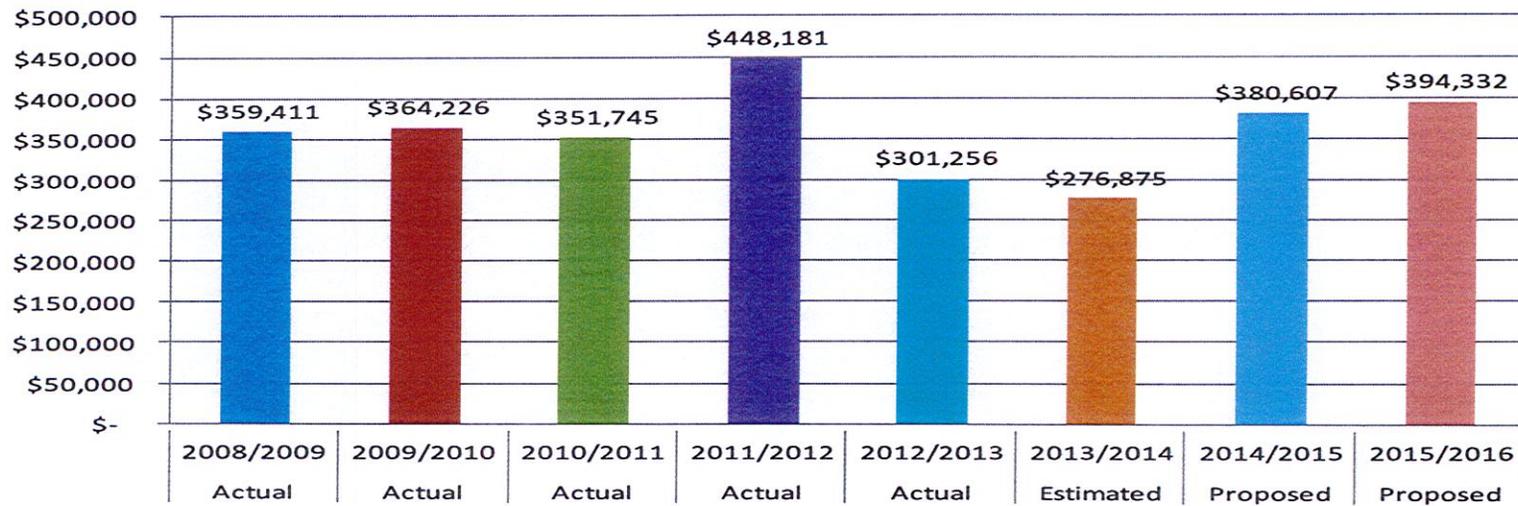


- Includes \$10,000 Contingency Budget

City Manager Department

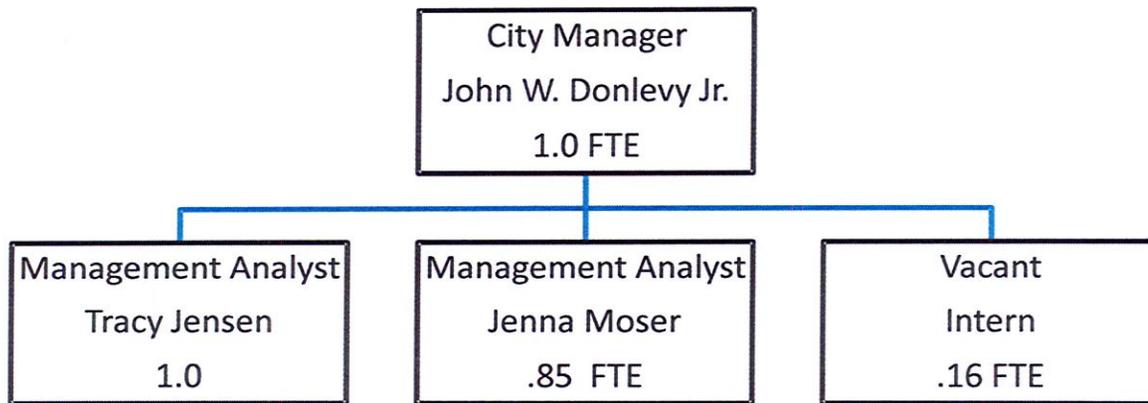
2014-2015 and 2015-2016 Budget Information

	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Estimated 2013-2014	Proposed 2014-2015	Proposed 2015-2016
Salaries and Benefits	\$ 349,247	\$ 357,686	\$ 342,826	\$ 416,212	\$ 284,746	\$ 265,956	\$ 366,579	\$ 380,665
Operating Expenditures	6,553	2,882	4,839	23,253	12,184	6,821	9,285	9,285
Capital	-	-	-	-	-	-	-	-
Allocated Costs	3,612	3,657	4,080	8,715	4,325	4,098	4,742	4,382
Total Expenditures	\$ 359,411	\$ 364,226	\$ 351,745	\$ 448,181	\$ 301,256	\$ 276,875	\$ 380,607	\$ 394,332



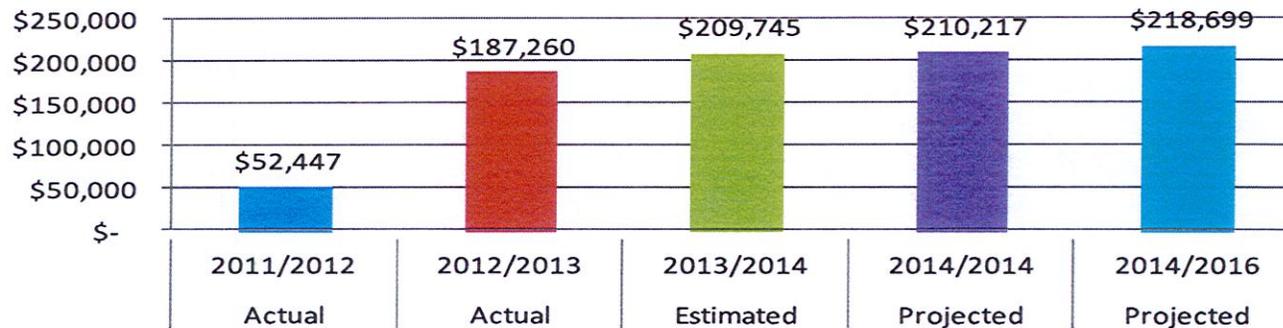
- Increased costs due to reorganization of staffing, no new employees, just new assignments based on actual concentration of work.

City Manager Department Staffing



Housing and Economic Development Department 2014-2015 and 2015-2016 Budget Information

	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Estimated 2013-2014	Proposed 2014-2015	Proposed 2015-2016
Salaries and Benefits				\$ 47,791	\$ 153,238	\$ 164,936	\$ 173,518	\$ 181,651
Operating Expenditures				4,657	31,950	32,278	33,174	33,174
Capital				-	-			
Allocated Costs				-	2,071	12,531	3,525	3,874
Total Expenditures	\$ -	\$ -	\$ -	\$ 52,447	\$ 187,260	\$ 209,745	\$ 210,217	\$ 218,699



- No change in personnel , Dan Maguire is the only staff in the Department
- No change in programs

Administrative Services

2014-2015 and 2015-2016 Budget Information

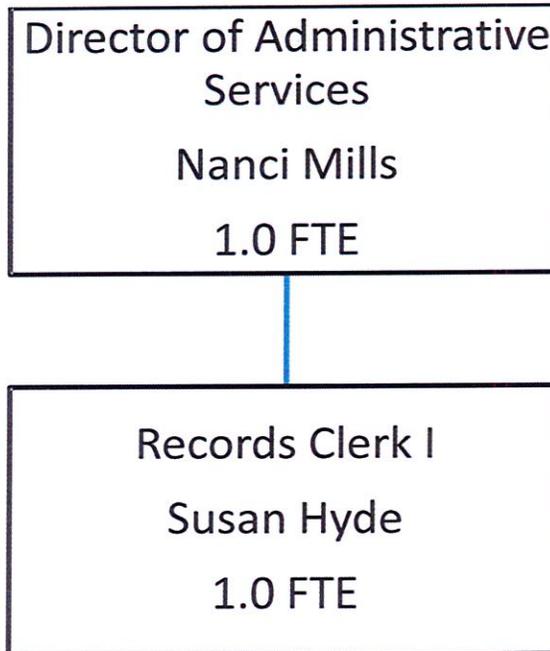
	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Estimated 2013-2014	Proposed 2014-2015	Proposed 2015-2016
Salaries and Benefits	\$ 224,336	\$ 222,838	\$ 221,504	\$ 231,576	\$ 236,144	\$ 246,760	\$ 230,834	\$ 236,725
Operating Expenditures	4,171	3,843	8,655	29,280	12,756	9,357	18,708	18,708
Capital	-	-	-	-	-	-	-	-
Allocated Costs	23,720	24,017	26,608	30,838	28,206	30,336	27,983	29,036
Total Expenditures	\$ 252,227	\$ 250,699	\$ 256,767	\$ 291,695	\$ 277,106	\$ 286,453	\$ 277,525	\$ 284,469

Administration Services Department Expenditures



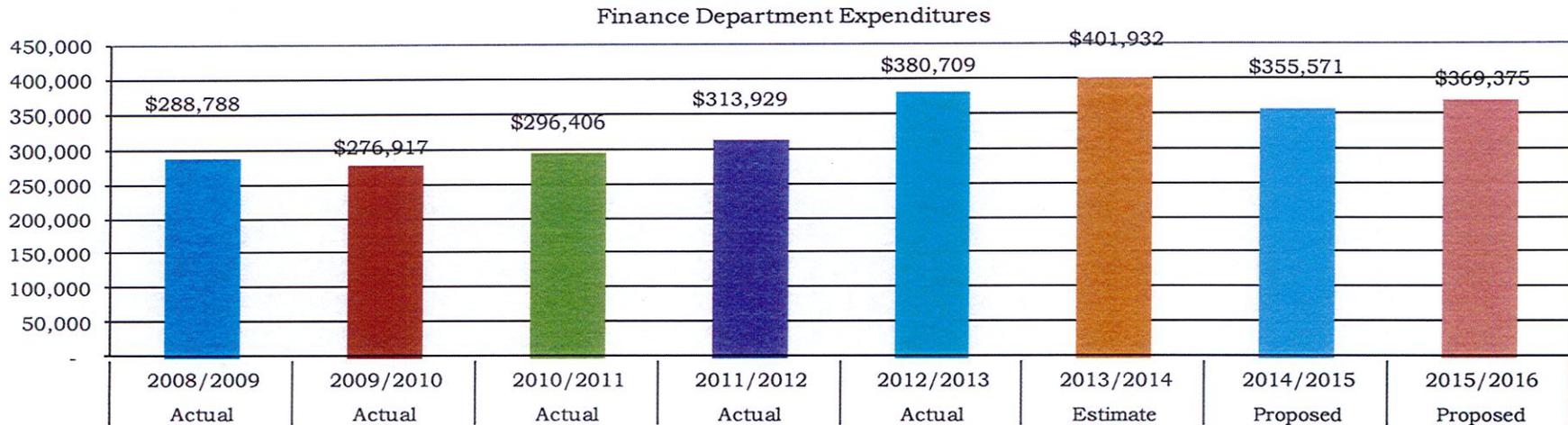
- Decrease in expenditures due to reorganization of staffing.
- No new projects or staffing requested

Administrative Services Department Staffing



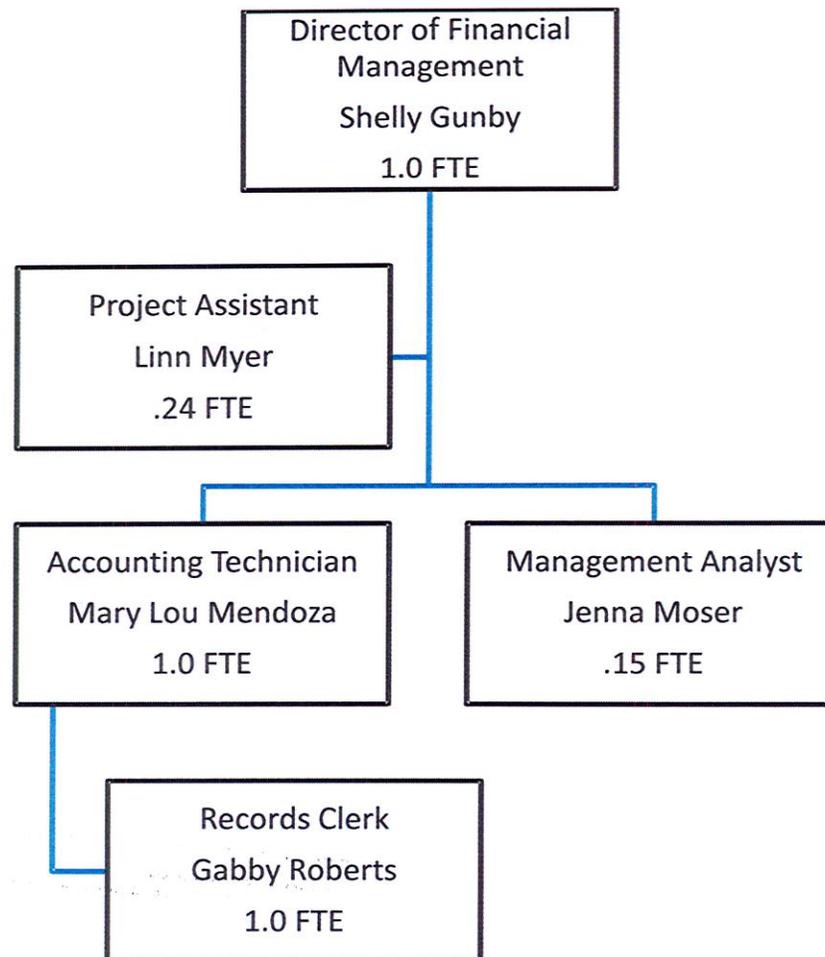
Finance Department 2014-2015 and 2015-2016 Budget Information

	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Estimated 2013-2014	Proposed 2014-2015	Proposed 2015-2016
Salaries and Benefits	\$ 282,750	\$ 273,388	\$ 292,448	\$ 310,010	\$ 371,168	\$ 397,789	\$ 347,138	\$ 360,928
Operating Expenditures	6,038	3,528	3,958	3,919	9,541	4,143	8,434	8,447
Total Expenditures	\$ 288,788	\$ 276,917	\$ 296,406	\$ 313,929	\$ 380,709	\$ 401,932	\$ 355,571	\$ 369,375



- Reduction in Staffing due to reorganization
- No other new programs or staffing

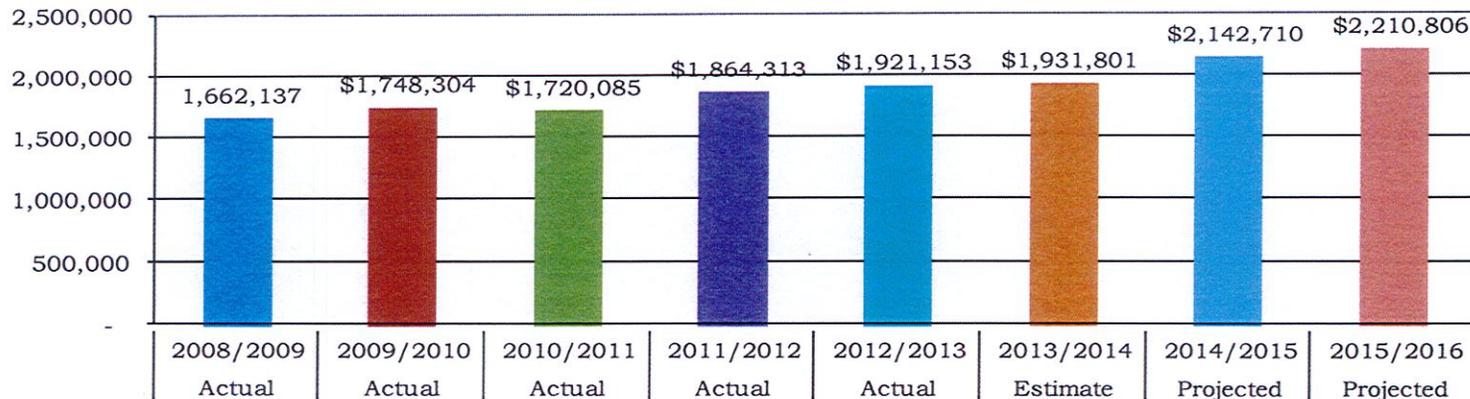
Finance Department Staffing



Police Department

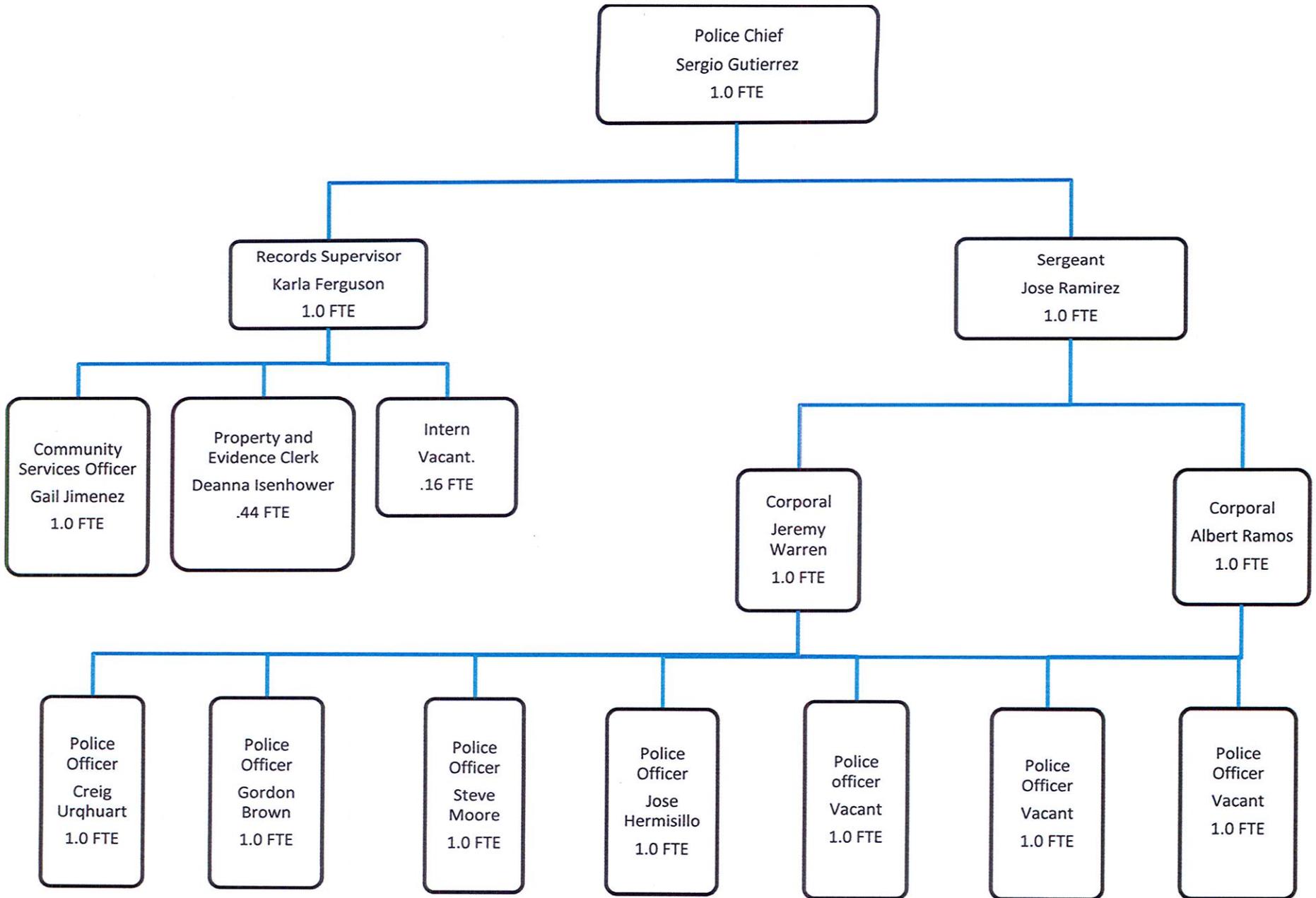
2014-2015 and 2015-2016 Budget Information

	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Estimated 2013-2014	Proposed 2014-2015	Proposed 2015-2016
Salaries and Benefits	1,215,360	1,314,809	1,309,367	1,361,312	1,365,471	1,349,326	1,476,326	1,521,724
Operating Expenditures	301,813	286,042	266,026	339,830	420,434	424,698	503,127	521,163
Allocated Costs	144,964	147,453	144,691	163,171	135,248	157,778	163,258	167,919
Capital Expenditures	-	-	-	-	-	-	-	-
Total Expenditures	\$1,662,137	\$1,748,304	\$1,720,085	\$1,864,313	\$1,921,153	\$1,931,801	\$2,142,710	\$ 2,210,806



- No additional Staffing
- Budgeting to fill all vacant positions
- Savings in 2013-2014 is due to vacant positions

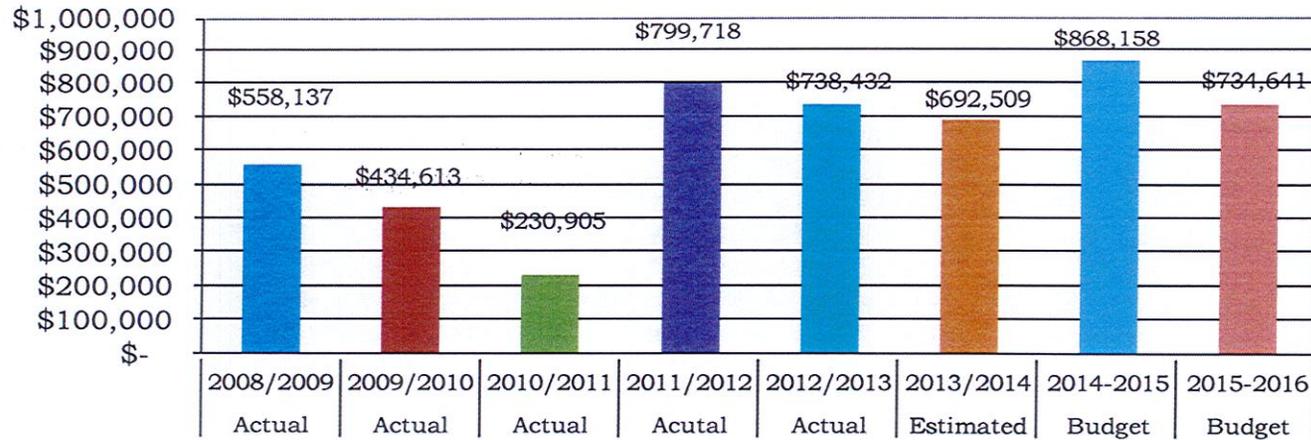
Police Department Staffing



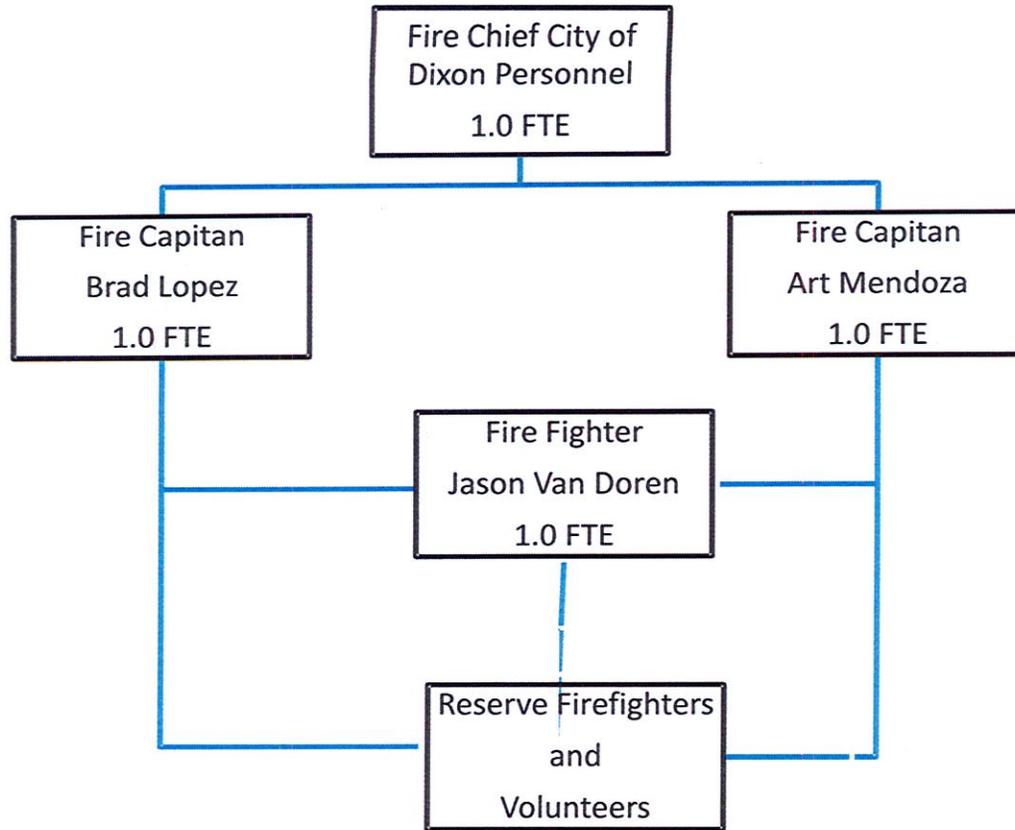
Winters Fire Department

2014-2015 and 2015-2016 Budget Information

	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Estimated 2013-2014	Proposed 2014-2015	Proposed 2015-2016
Salaries and Benefits			267,738	530,452	433,932	367,452	391,049	409,488
Operating Expenditures	412,658	\$ 410,741	\$ 169,540	\$ 229,290	\$ 271,473	\$ 301,146	\$ 298,776	\$ 301,476
Allocated Costs	-	\$ -	\$ 21,551	\$ 24,977	\$ 20,981	\$ 23,912	\$ 22,905	\$ 23,677
Capital Expenditures	145,479	23,872	(227,923)	15,000	12,046	-	155,429	-
Total Expenditures	\$ 558,137	\$ 434,613	\$ 230,905	\$ 799,718	\$ 738,432	\$ 692,509	\$ 868,158	\$ 734,641



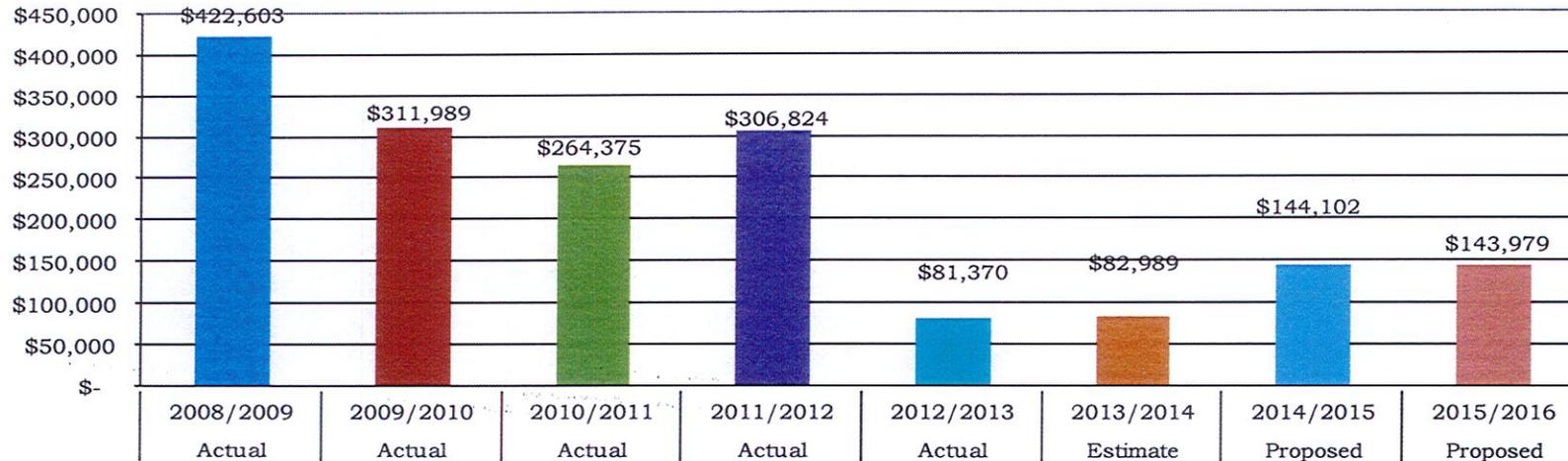
Fire Department Staffing



- Continued Contract with City of Dixon for Fire Chief Position
- Purchase of Training Tower (only if PF&E contributes per their offer)
- Continued recruiting and use of the reserve firefighter program for staffing.

Community Development Department 2014-2015 and 2015-2016 Budget Information

	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Estimated 2013-2014	Proposed 2014-2015	Proposed 2015-2016
Salaries & Benefits	200,703	141,074	72,743	47,552	738	813	6,565	6,464
Operating Expenditures	94,601	42,019	48,766	93,692	52,426	51,841	110,742	109,842
Capital Expenditures								
Allocated Costs	127,300	128,896	142,866	165,581	28,206	30,336	26,795	27,672
Total Expenditures	\$ 422,603	\$ 311,989	\$ 264,375	\$ 306,824	\$ 81,370	\$ 82,989	\$ 144,102	\$ 143,979

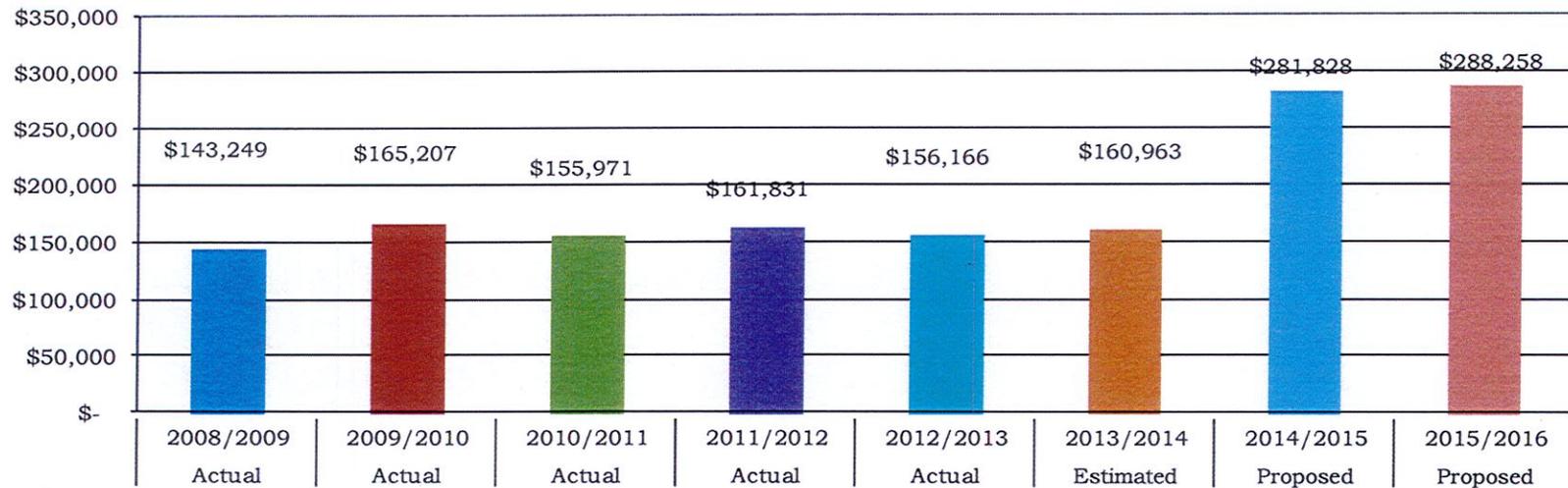


- Includes additional budgeted expenditures for Planning Services for the Part-time contract planner for charges not related to individual developments that have reimbursement agreements with the City
- Includes additional budgeted expenditures for Professional Services that might arise during the year.
- There is no City Staff assigned to the Community Development Department, all wages are for Planning Commission Stipends

Building Department

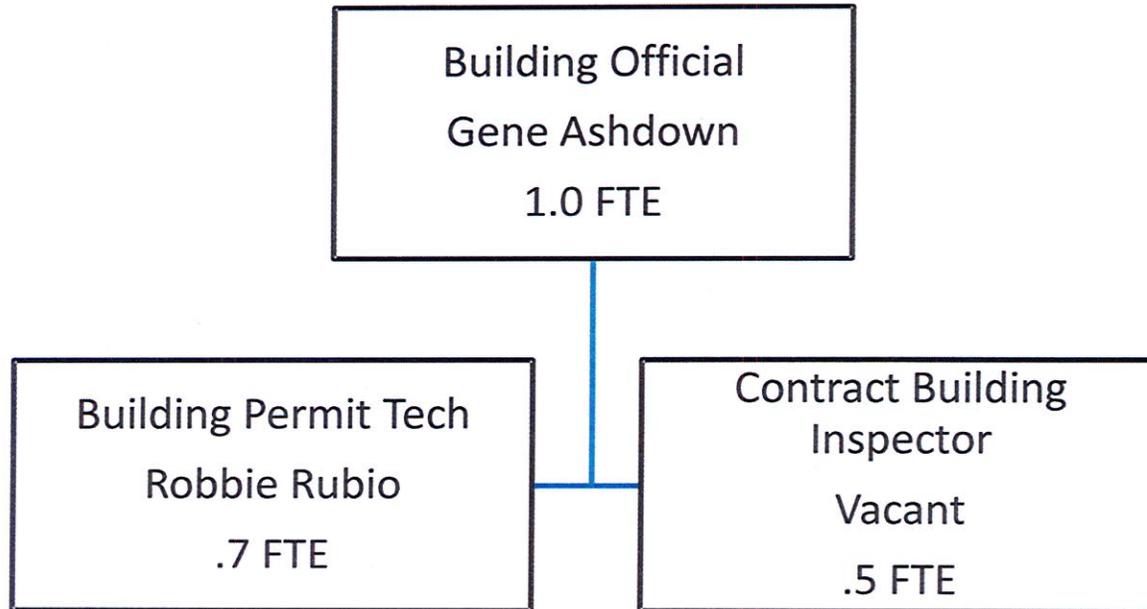
2014-2015 and 2015-2016 Budget Information

	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Estimated 2013-2014	Proposed 2014-2015	Proposed 2015-2016
Salaries & Benefits	\$ 134,513	\$ 130,954	\$ 127,156	\$ 129,464	\$ 130,150	\$ 133,515	\$ 176,016	\$ 181,170
Operating Expenditures	8,737	34,253	18,356	20,245	14,015	14,540	89,323	89,873
Allocated Costs	-	-	10,459	12,122	12,001	12,908	16,488	17,214
Total Expenditures	\$ 143,249	\$ 165,207	\$ 155,971	\$ 161,831	\$ 156,166	\$ 160,963	\$ 281,828	\$ 288,258



- Additional staffing costs due to reorganization of staff, Clerk previously assigned to Fire Department reassigned to Building Inspection Dept as building permit technician.
- Increase in Professional Services for the addition of a contract building inspector should the level of building activity require it. Currently the budget is for a contract building inspector for 20 hours per week for 52 weeks of each budget year.

Building Department Staffing

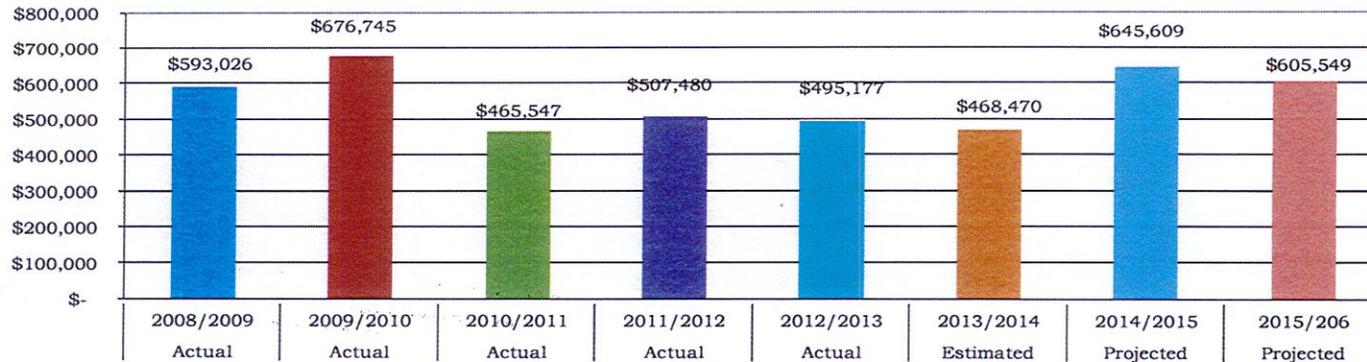


Public Works, Park Maintenance, Water and Sewer Departments

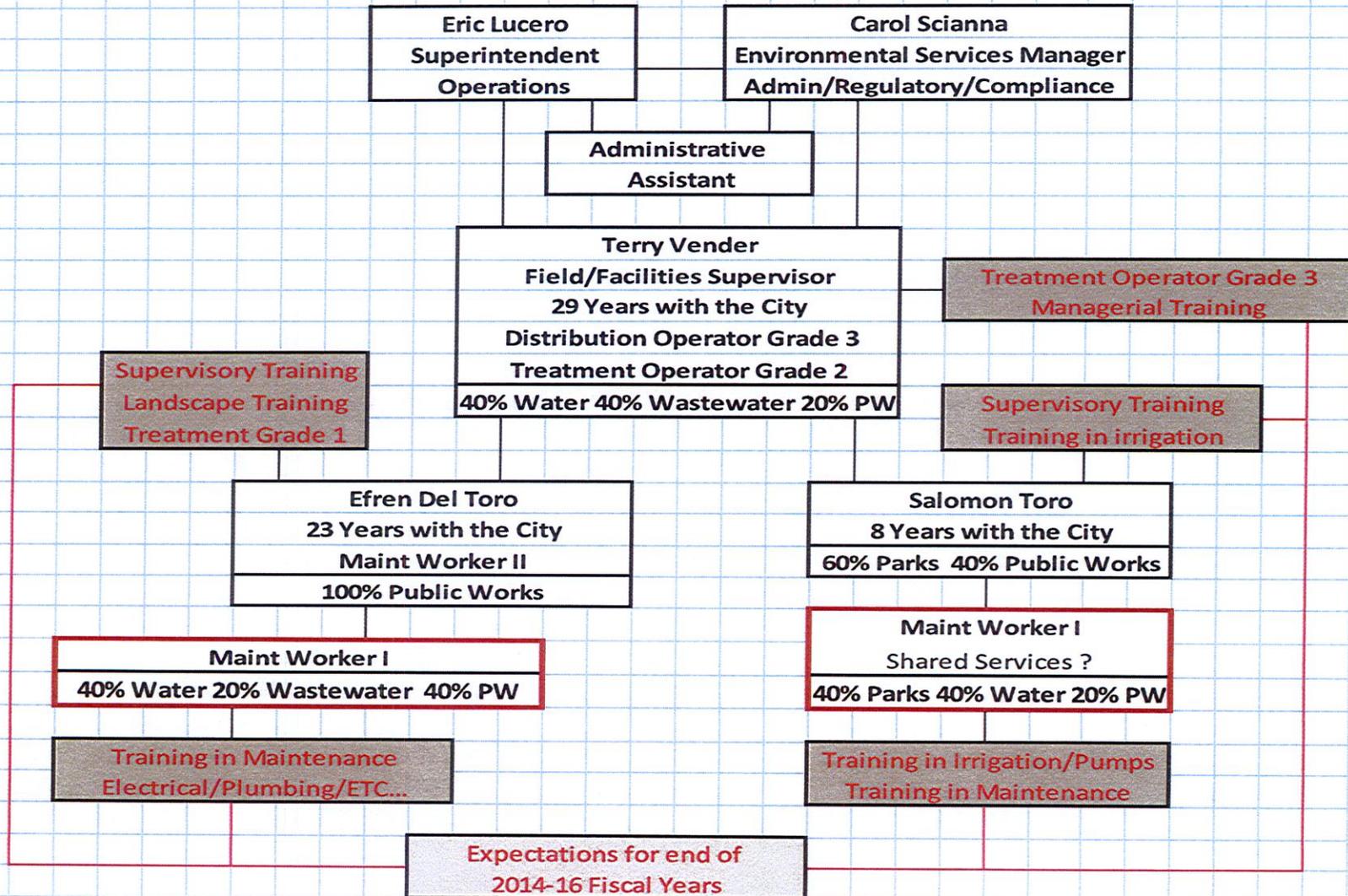
2014-2015 and 2015-2016 Budget Information

Public Works Department Expenditures

	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Estimate 2011-2012	Proposed 2012-2013	Proposed 2013-2014		
							\$ 296,608	
Salaries & Benefits	\$ 420,312	\$ 494,843	\$ 300,965	\$ 303,326	\$ 296,588	\$ 293,098	\$ 355,827	\$ 374,718
Operating Expenditures	30,916	26,988	28,955	42,211	57,363	49,488	94,710	65,776
Transfers	84,425	96,822	77,535	87,278	72,934	52,435	79,152	45,131
Allocated Costs	57,373	58,092	58,092	74,664	68,292	73,448	115,920	119,924
Total Expenditures	\$ 593,026	\$ 676,745	\$ 465,547	\$ 507,480	\$ 495,177	\$ 468,470	\$ 645,609	\$ 605,549

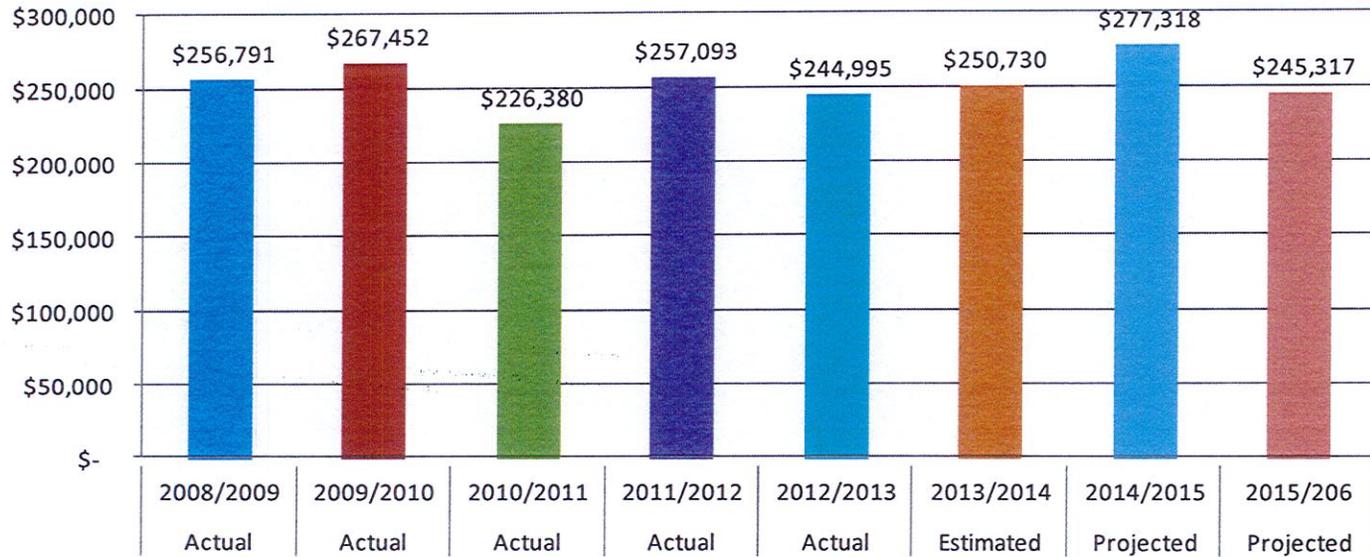


Public Works-Storm Water/Streets/Parks/Facilities Department Organizational Chart



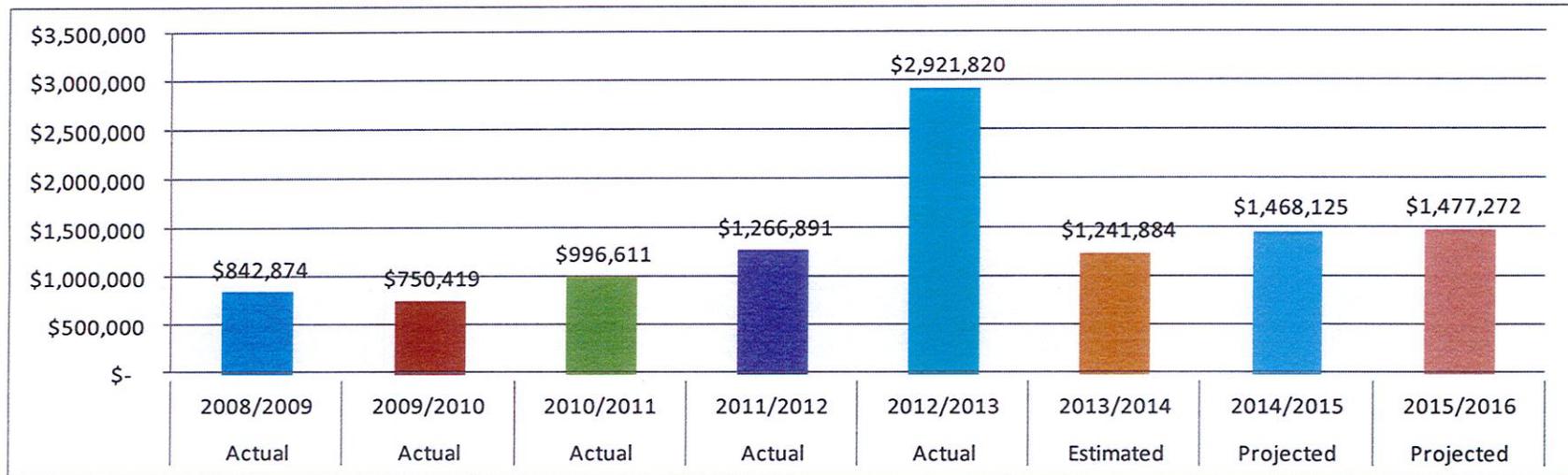
Parks Expenditures (City Wide Assessment District)

	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Estimate 2013-2014	Proposed 2014-2015	Proposed 2015-2016
Salaries & Benefits	\$ -	\$ 479	\$ 58,295	\$ 62,766	\$ 69,035	\$ 78,081	\$ 72,226	\$ 77,065
Operating Expenditures	152,724	146,952	168,085	194,327	175,960	172,649	205,092	168,251
Transfers	-	-	-	-	-	-	-	-
Allocated Costs	104,067	120,021	-	-	-	-	-	-
Total Expenditures	\$ 256,791	\$ 267,452	\$ 226,380	\$ 257,093	\$ 244,995	\$ 250,730	\$277,318	\$ 245,317



Water Operations and Maintenance Department Expenditures

	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Estimate 2013-2014	Proposed 2014-2015	Proposed 2015-2016
Salaries & Benefits	\$ 103,408	\$ 139,901	\$ 223,924	\$ 251,619	\$ 227,497	\$ 230,710	\$ 342,360	\$ 360,906
Operating Expenditures	319,914	278,399	259,162	421,173	400,915	412,773	443,697	422,710
Transfers	122,076	-	-	12,000	1,598,584	143,044	-	-
Depreciation	21,068	51,047	67,732	93,584	97,000			
Debt Service	-	-	126,732	243,236	245,534	104,603	244,643	246,509
Allocated Costs	276,408	281,072	319,061	364,804	352,290	350,755	437,426	447,149
Total Expenditures	\$ 842,874	\$ 750,419	\$ 996,611	\$ 1,386,416	\$ 2,921,820	\$ 1,241,884	\$ 1,468,125	\$ 1,477,272



Wastewater Operations and Maintenance Expenditures

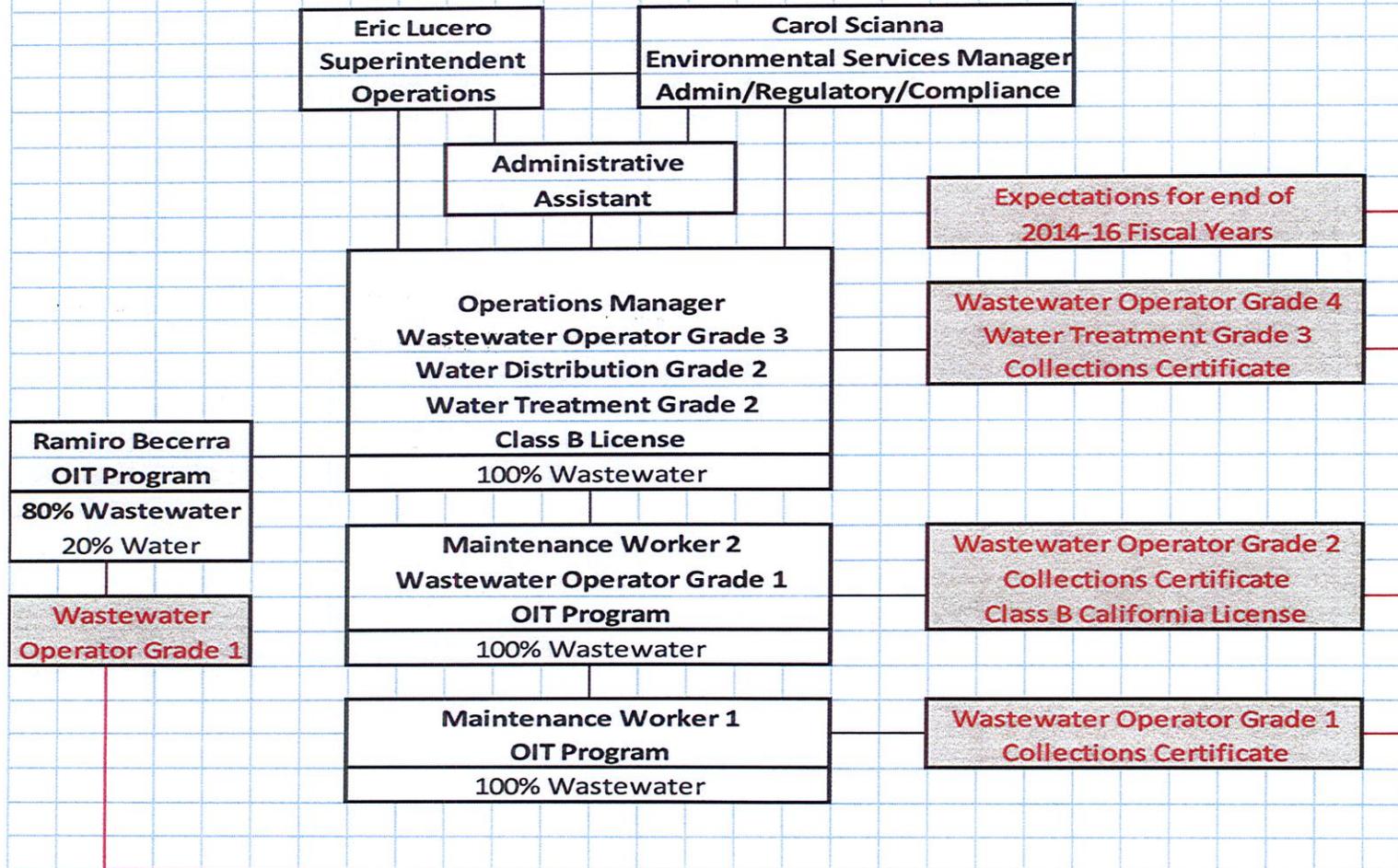
	Actual 2008-2009	Actual 2009-2010	Actual 2010-2011	Actual 2011-2012	Actual 2012-2013	Estimate 2013-2014	Proposed 2014-2015	Proposed 2015-2016
Salaries & Benefits	\$ (13,612)	\$ -	\$ 64,251	\$ 49,178	\$ 113,097	\$ 170,734	\$ 397,597	\$ 526,273
Operating Expenditures	589,282	552,079	650,357	802,154	732,412	792,884	843,276	654,361
Transfers	-	-	-	-	263,557	16,801	-	-
Debt Service	-	-	150,208	288,846	290,653	224,269	288,766	290,124
Depreciation	38,222	64,167	82,605	91,730	111,535			
Capital Projects	1,010	-	-	27,705	13,940	180,000	913,090	300,000
Capital Purchase for Operations							46,500	
Allocated Costs	214,737	216,526	231,938	267,856	285,544	287,078	343,666	348,763
Total Expenditures	\$ 829,639	\$ 832,772	\$ 1,179,359	\$ 1,527,469	\$ 1,810,738	\$ 1,671,765	\$ 2,832,895	\$ 2,119,520



Wastewater/Treatment Plant

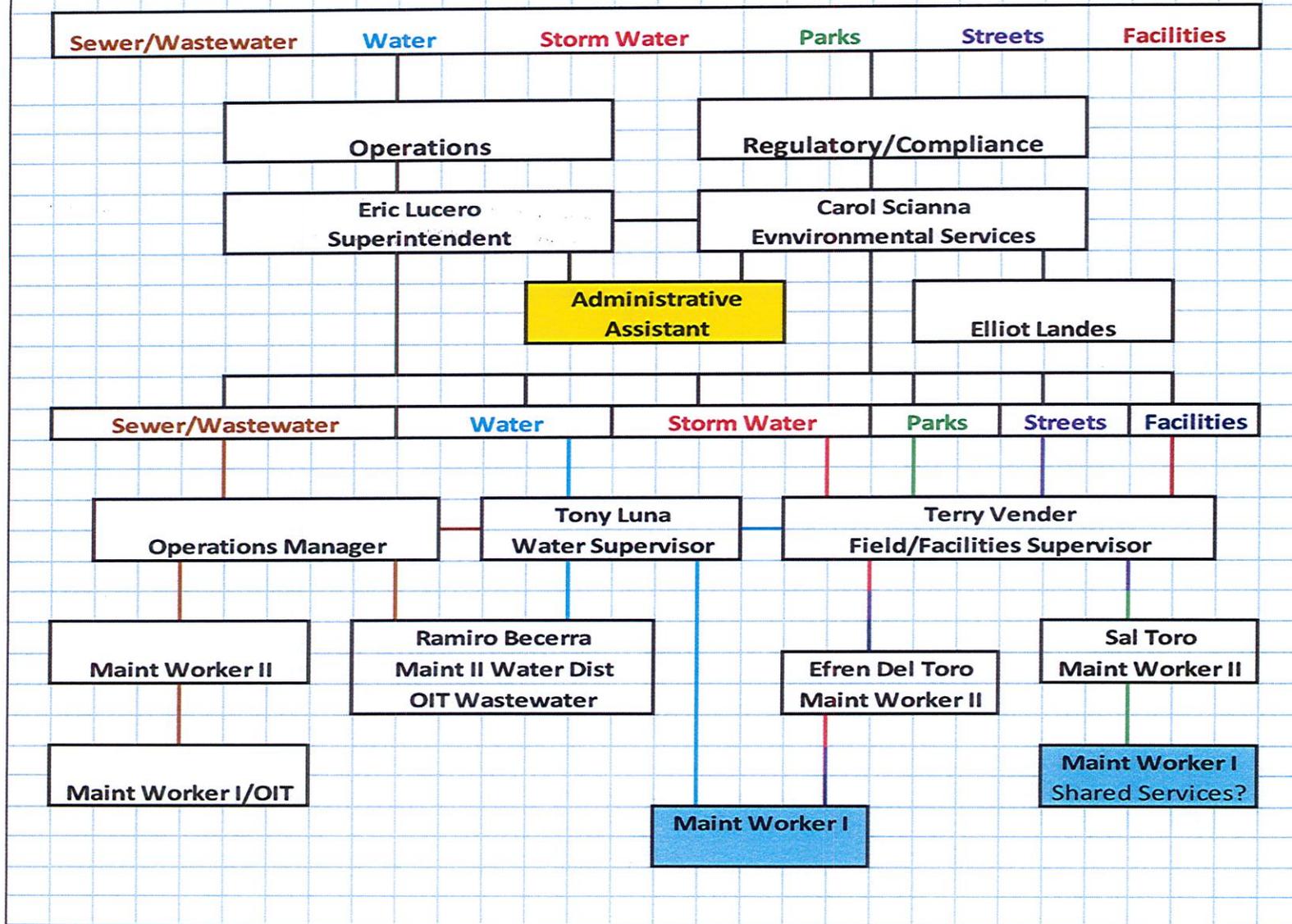
Department

Organizational Chart



- Public Works, Parks, Water and Wastewater are all operated as a unit. Staff participates in each of the different areas, although some have more specialized experience in certain areas.
- New staffing includes:
 - 3 staff for the operations of the Wastewater treatment facility beginning 12/1/14, see red boxes in staffing chart
 - 2 staff for public works field operations, see blue boxes in staffing chart
 - 1 Administrative staff for public works, parks, water and wastewater operations, see yellow box in staffing chart
- Capital Projects items in the Wastewater budget are for projects that will be implemented without regard to who is operating the system
- Capital Purchase for operations includes items that will need to be purchased for city staff to operate the wastewater treatment facility.
- Park expenditures include purchase of a vehicle and signs for the nature park

Public Works Department Organizational Chart





CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: May 20, 2014
THROUGH: John W. Donlevy, Jr., City Manager *John W. Donlevy, Jr.*
FROM: Shelly A. Gunby, Director of Financial Management *Shelly A. Gunby*
SUBJECT: March 2014 Treasurer Report

RECOMMENDATION:

Staff recommends that the City Council receive and file the City of Winters Treasurer Report for March 2014.

BACKGROUND:

The City of Winters financial policy requires monthly reports regarding receipts, disbursement and fund balances be submitted to the City Council for review, due to the workload created by the dissolution of the redevelopment agency, staff has prepared a report for the period July 1, 2013 through March 31, 2014 and it is attached for Council review.

Items of note in the attached report are as follows:

General Fund

General Fund revenues are 61% of budgeted; the following items affect the cash flows into the General Fund.

- The first installment of Property Tax was received in January 2014 and is 53% of budgeted.
- The first installment of Property Tax in lieu of Sales Tax was received in January 2014 and is 58% of budgeted.
- The first installment t of Property Tax in lieu of VLF was received in January 2014 and is 51% of budgeted
- Sale and use taxes are remitted to the City two (2) months after they are received by the State Board of Equalization. Sales Tax received is 66% of Budget
- Utility User Tax is 62% of budget. We receive the UUT approximately 1-3 months after the utilities are used.

- Building permit fees received are 38% of budget.
- General Fund expenditures are 65% of budget.

Other funds:

Fund 221 Gas Tax Fund: Gas Tax revenues are 65% of Budget

Fund 211 City Wide Assessment District: The first installment was received in January 2014 and is 38% of budgeted.

Fund 611 Water: Water fund revenues are 63% of budget and expenditures are 82% of budget.

Fund 621 Sewer: Sewer fund revenues are 72% of budget and expenditures are 77% of budget.

FISCAL IMPACT:

None

City of Winters
General Fund Summary
July 1, 2013 through March 31, 2014

		% of Year complete		75%	
G/L Code	Account Description	Budget 2013-2014	March 2014 Actual	Year to Date Actual	% of Budget Received
101-41101	Property Tax	\$ 658,317		\$ 346,693	53%
101-41102	Property Tax in Lieu of Sales Tax	118,849		68,353	58%
101-41103	Property Tax in Lieu of VLF	454,132		230,535	51%
101-41401	Sales & Use Tax	377,380	38,728	249,814	66%
101-41402	Prop 172	62,295		17,195	28%
101-41403	Franchise Fee	203,431		99,835	49%
101-41404	Property Transfer Tax	10,000		4,330	43%
101-41405	Utility Tax	738,000	49,320	460,288	62%
101-41406	Municiple Services Tax	320,000	24,730	222,540	70%
101-41407	Business Licenses	24,000	970	21,134	88%
101-41408	TOT Tax	5,000		1,885	38%
101-41507	Motor Vehicle in Lieu	6,500			0%
101-41508	Motor Vehicle Licensing Fee-ERAF			3,011	
101-41509	Homeowners Property Tax Relief	16,300		7,226	44%
101-41511	Off-Highway Motor Vehicle				
101-42102	Copy Fees	50		45	90%
101-42103	Plan Check Fees		3,119	15,379	
101-42104	Planning Application Fees			19,196	
101-42107	Project Monitoring Fees		85	1,707	
101-42108	Police Reports	500	15	357	71%
101-42109	Fingerprint Fees	3,500	146	2,489	71%
101-42111	Towing/DUI Reimbursement	1,500	25	210	14%
101-42112	Ticket Sign Off Fees	250	10	578	231%
101-42114	Public Works Inspections		5,000	5,000	
101-42201	Recreation Fees	3,000		1,320	44%
101-42205	Basketball Revenues	5,800		6,870	118%
101-42211	Pool Ticket Sales	6,100		2,859	47%
101-42212	Pool Concession Stand Revenues	4,500		4,024	89%
101-42213	Pool Proceeds	600		565	94%
101-42215	Swim Passes	6,000			0%
101-42216	Swim Lessons	11,000		5,455	50%
101-42217	Water Aerobics Fees	150			0%
101-42218	Swim Team Reimbursement	8,000			0%
101-42301	Park Rental	1,400	195	1,890	135%
101-42303	Community Center Rental	12,750	4,875	15,611	122%
101-42304	Community Center Insurance Collected		113	865	
101-42308	Ambulance Service Charge	7,500	104	3,703	49%
101-43151	Fire District Payments	222,533	96,622	96,622	43%
101-44101	Rents/Leases Revenues	38,500	5,505	47,778	124%
101-44102	Interest Earnings	3,000		734	24%
101-46102	Building Permits	85,581	3,961	32,744	38%
101-46103	Encroachment Permit	1,200	885	7,007	584%
101-46104	Other Licenses & Permits	30,000	6,361	38,618	129%
101-46106	Reinspect Fee		60	344	
101-48103	State Government Grant	3,000			0%
101-48106	Post Reimbursement	5,000		1,509	30%
101-49101	Contributions	10,500	3,698	33,871	323%
101-49102	Reimbursements/Refunds		56	3,248	
101-49104	Miscellaneous Revenues	26,000	12,655	40,240	155%
101-49106	Cash Over/Short		10	14	
101-49110	Principal Payments on Loans			2,103	
101-49999	Interfund Operating Transfer	73,372		1	0%
Total General Fund Revenues		<u>\$ 3,565,490</u>	<u>\$ 257,248</u>	<u>\$ 2,125,795</u>	<u>60%</u>

0

City of Winters
Summary of Expenditures
July 1, 2013 through March 31, 2014

Fund	Fund Description	% of Year Comp					75%
		Budget 2013-2014	March Actual	Year to Date Actual	Unspent Budget	% of Budget Spent	
101	General Fund Expenditures by Department						
110	City Council	\$ 12,324	\$ 2,085	\$ 4,572	\$ 7,752		37%
120	City Clerk	16,935	532	9,883	7,052		58%
130	City Treasurer	338	27	269	69		80%
160	City Manager	31,718	3,675	46,202	(14,484)		146%
161	Economic Development & Housing	35,725	1,216	101,880	(66,155)		285%
170	Administrative Services	187,294	13,241	147,814	39,480		79%
180	Finance	4,000	348	35,912	(31,912)		898%
210	Police Department	2,205,520	134,392	1,389,613	815,907		63%
310	Fire Department	808,120	47,626	479,966	328,154		59%
410	Community Development	125,299	4,028	41,732	83,567		33%
420	Building Inspections	168,763	13,060	120,359	48,404		71%
610	Public Works-Administration	258,845	12,814	143,565	115,280		55%
710	Recreation	6,200	(587)	8,531	(2,331)		138%
720	Community Center	88,838	4,386	53,984	34,854		61%
730	Swimming Pool	71,005		41,453	29,552		58%
999	Transfers Out			(1)	1		
	Total General Fund Expenditure	\$ 4,020,924	\$ 236,843	\$ 2,625,735	\$ 1,395,189		65%
104	Fireworks Fund	14,000		5,000	9,000		36%
105	Senior Fund			37	(37)		
110	Housing Successor Agency			2,468	(2,468)		
201	Fire Prevention Grant	456			456		0%
211	City Wide Assessment	262,836	18,966	201,112	61,724		77%
221	Gas Tax Fund	317,365	19,628	192,620	124,745		61%
223	PERS Trust Fund			1	(1)		
231	State COPS 1913	77,332	5,828	53,982	23,350		70%
233	Realignment			3,572	(3,572)		
251	Traffic Safety	18,430		4,690	13,740		25%
252	Asset Forfeiture	4,500		1,556	2,944		35%
254	Vehicle Theft Deterrent			26,595	(26,595)		
257				479,430			
262	Street Grants	876,447			876,447		0%
276	Putah Creek North Bank Improvem	94,911		143,597	(48,686)		151%
278	Prop 84 Park Grant	41,021		(2,393)	43,414		-6%
287	Afterschool Donations	1,687		89	1,598		5%
289	Dry Slough Bridge	153,875	41,399	112,284	41,591		73%
291	Beverage Recycling Grant	5,000			5,000		0%
294	Transportation	283,232	12,098	114,437	168,795		40%
299	After School Program	143,624	15,487	78,859	64,765		55%
304	2012 SACOG GRANT		13,317	69,872	(69,872)		
313	STBG 96-1043 Housing & Public W	7,522			7,522		0%
318	10-STBG-6745 OV Park Grant	22,616		431,477	(408,861)		1908%
321	EDBG 99-688 Buckhorn	19,580	1,450	12,491	7,089		64%
322	EDBG 405-Cradwick	5,548	1,550	13,950	(8,402)		251%
355	RLF Small Business		439	1,318	(1,318)		
381	CAL Fire Grant			63	(63)		
413	Park & Recreation Impact Fee		107	22,021	(22,021)		
414	Public Safety Impact Fee			29,716	(29,716)		
417	Water Impact Fee	96,772			96,772		0%
418	Sewer Impact Fee	93,672			93,672		0%
422	Landfill Capital	9,500		3,435	6,065		36%
427	Equipment Replacement Fund	109,473	3,016	79,651	29,822		73%
429	Service Reserve	34,187			34,187		0%
611	Water O & M	1,188,683	64,635	974,776	213,907		82%
615	07 Water Bonds		1,329	7,014	(7,014)		
616	Water Conservation Fund	6,600		553	6,047		8%
617	Water Meter Fund	5,000		2,374	2,626		47%
621	Sewer O & M	1,799,866	98,084	1,385,995	413,871		77%
771	RORF		22,899	740,604	(740,604)		
781	RDA Long Term Debt			14,650	(14,650)		
821	Winters Library	25,000	(20,943)	29,057	(4,057)		116%
831	Swim Team	67,715		17,517	50,198		26%
833	Festival de la Comunidad	7,000		8,913	(1,913)		127%
846	Quilt Festival	750	97	108	642		14%
	Total Expenditures	\$ 9,815,124	\$ 536,229	\$ 7,889,226	\$ 2,405,329		80%

City Of Winters
Cash and LAIF Balances Report
Cash and LAIF Balances as of 3/31/14

Fund	Description	Balance	
		6/30/2013	3/31/2014
101	General Fund	\$ 861,149	\$ 500,526
104	Fireworks Fund	3,387	1,294
105	Senior Fund	421	348
107	Park Maintenance	2,200	2,205
110	Housing Successor Agency	(217,333)	(161,368)
113	Housing 2007 Tabs	1,140,560	1,290,861
201	Fire Prevention Grant	854	856
208	First Time Homebuyer	84,357	84,523
211	City Wide Assessment	70,913	(32,970)
212	Flood Assessment District	3,824	3,832
221	Gas Tax	212,224	157,201
231	State COPS 1913	(59,908)	(37,819)
233	Realignment	16,874	25,157
251	Traffic Safty	174,640	172,967
252	Asset Forfeiture	13,202	9,595
254	Vehicle Theft Deterrent	66,779	17,066
276	North Bank Putah Creek Project	322	
278	Prop 84 Park Grant	(116,322)	(113,929)
287	After School Contributions	429	759
289	Dry Slough Bridge	(28,202)	(8,763)
291	Beverage Recycling Fund	22,022	25,065
294	Transportation(Including Bus S	243,939	352,246
299	After School Program	122,236	175,868
304	2012 SACOG Grant		(38,891)
318	10-STBG 6745 Grant	(36,662)	
319	CDBG Park Grant	(261)	(261)
351	RLF Housing Rehab	293,618	303,627
352	RLF First Time Homebuyer	27	1,681
355	RLF Small Business	89,920	120,370
356	RLF-HOME Program	74,978	132,369
357	Micro Enterprise RLF		3,860
411	Street Impact Fee	632,982	633,633
412	Storm Impact Fee	159,425	159,742
413	Parks and Recreation Impact Fe	(233,566)	(111,518)
414	Police Impact Fee	271,411	242,596
415	Fire Impact Fee	271,597	272,537
416	General Facilities Impact Fee	346,325	347,175
417	Water Impact Fee	433,289	435,040
418	Sewer Impact Fee	216,726	218,457
419	Flood Fee	228,935	229,385
421	General Fund Capital	551,276	552,359
422	Landfill Capital	205,659	202,624
427	Capital Equipment Fund	292,245	215,698
429	Service Reserve	731,350	732,367
481	General Plan 1992 Study	(488,932)	(488,488)
482	Flood Control Study	1,295	1,297
492	RAJA Storm Drain	38,478	38,554
494	Captial Asset Recovery Fee	62,802	69,278
496	Storm Drain Non-Flood	234	234
501	General Debt Service	56,104	56,214
611	Water O & M	671,333	604,150
612	Water Reserve	106,686	118,296
615	07 Water Bonds	100	(6,914)
616	Water Conservation	20,729	20,194
617	Water Meter	254,297	294,731
621	Sewer O & M	1,512,814	1,317,149
626	07 Sewer Bonds	(352,640)	(357,154)
629	Sewer Debt Service	60,961	61,081
651	Central Services	15,182	1,095
652	Central Service w PD & FD	13,363	
771	RORF	745,651	66,022
773	2007 TABS	11,313	11,335
781	Successor RDA LTD	11,320	
801	Trust and Agency		4,460
821	Winters Library	53,988	3
831	Swim Team	83,472	88,752
833	Festival de la Comunidad	2,777	5,896
846	Quilt Festival	321	96
Total Cash and LAIF Balances		\$ 10,029,489	\$ 9,024,651

City of Winters
Fund Balances Report
Estimated Fund Balances as of March 31, 2014

Fund	Fund Name	Audited		Current Year Expenditures	Transfers In/(Out)	Estimated Fund	
		Fund Balance 6/30/2013	Current Year Revenues			Balance 3/31/2014	Change From 6/30/2013
101	General Fund	\$ 1,011,245	\$ 2,125,795	\$ 2,636,710	\$ (10,977)	\$ 538,961	\$ (472,284)
104	Fireworks Fund	3,387	2,907	5,000	-	1,294	(2,093)
105	Senior Fund	421	1	37	-	385	(36)
107	City Park Maintenance	2,202	3	-	-	2,205	3
110	Housing Successor	(217,418)	58,518	2,468	-	(161,368)	56,050
113	2007 Housing TABS	1,268,555	1,490	-	-	1,270,045	1,490
201	Fire Prevention Grant	855	1	-	-	856	1
208	First Time Homebuyer	84,412	111	-	-	84,523	111
211	City Wide Assessment	70,253	99,212	201,112	-	(31,647)	(101,900)
212	Flood Assessment District	3,827	5	-	-	3,832	5
221	Gas Tax	226,490	123,331	192,620	-	157,201	(69,289)
223	PERS Trust Fund	1	-	-	(1)	-	(1)
231	State COPS 1913	(59,908)	76,740	53,982	-	(37,150)	22,758
233	Realignment Funds	16,874	11,855	3,572	-	25,157	8,283
251	Traffic Safety	174,234	3,423	4,690	-	172,967	(1,267)
252	Asset Forfeiture	13,210	16	1,556	-	11,670	(1,540)
254	Vehicle Theft Deterrent	66,823	70	26,595	-	40,298	(26,525)
257	AFG Vehicle Grant	-	479,430	479,430	-	-	-
276	Putah Creek North Bank Imp	149,231	143,697	-	(143,597)	149,331	100
278	Prop 84 Park	(116,322)	-	(2,393)	-	(113,929)	2,393
287	After School Program Contr	430	201	89	-	542	112
289	Dry Slough Bridge	(16,043)	119,564	112,284	-	(8,763)	7,280
291	Beverage Recycling Grant	25,036	29	-	-	25,065	29
294	Transportation	286,832	179,851	114,437	-	352,246	65,414
299	After School Program	121,167	143,218	78,859	-	185,526	64,359
304	2012 SACOG Grant	-	30,981	69,872	-	(38,891)	(38,891)
313	STBG-96-1043 Housing and P	(29,070)	-	-	-	(29,070)	-
318	10-STBG-6745 Grant	(60,295)	491,772	420,500	10,977	-	60,295
319	CDBG Park Grant	(261)	-	-	-	(261)	-
321	ED8G 99-688 Buckhorn	12	12,479	-	(12,491)	-	(12)
322	ED8G 96-405 Cradwick	30	13,920	-	(13,950)	-	(30)
351	RLF Housing Rehabilitation	306,644	3,971	-	4,655	315,270	8,626
352	RLF Affordable Housing	17,454	-	-	1,654	19,108	1,654
355	RLF Small Business	89,973	6,772	-	16,272	113,017	23,044
356	RLF HOME Program	75,026	35,168	-	-	110,194	35,168
357	Micro Enterprise RLF	-	-	-	3,860	3,860	3,860
381	Cal Fire Grant	(11,702)	11,765	63	-	-	11,702
411	Street Impact Fee	728,196	437	-	-	728,633	437
412	Storm Drain Impact Fee	189,528	215	-	-	189,743	215
413	Parks & Recreation Impact	(233,566)	471	22,021	143,597	(111,519)	122,047
414	Public Safety Impact Fee	271,586	725	29,716	-	242,595	(28,991)
415	Fire Impact Fee	271,772	765	-	-	272,537	765
416	General Facilities Impact	346,549	626	-	-	347,175	626
417	Water Impact Fee	433,563	1,477	-	-	435,040	1,477
418	Sewer Impact Fee	(199,704)	1,604	-	-	(198,100)	1,604
419	Flood Control Fee	229,083	302	-	-	229,385	302
421	General Fund Capital	551,632	728	-	-	552,360	728
422	Landfill Capital	205,792	267	3,435	-	202,624	(3,168)
427	Equipment Replacement Fund	479,882	3,467	79,651	-	403,698	(76,184)
429	Service Reserve Fund	1,001,505	683	-	-	1,002,188	683
481	General Plan 1992	605,970	444	-	-	606,414	444
482	Flood Control Study	(123,704)	2	-	-	(123,702)	2
492	RAJA Storm Drain	28,914	51	-	-	28,965	51
494	CARF	62,840	6,438	-	-	69,278	6,438
496	Storm Drain Non-Flood	234	-	-	-	234	-
501	General Debt Service	56,140	74	-	-	56,214	74
611	Water O & M	4,401,535	879,066	831,733	(143,044)	4,305,824	(95,711)
612	Water Reserve	1,611,953	12,326	-	-	1,624,279	12,326
615	2007 Water Bonds	189,497	-	7,014	-	182,483	(7,014)
616	Water Conservation	20,734	12	553	-	20,193	(541)
617	Water Meter Fund	260,875	41,155	2,374	-	299,656	38,781
619	Water Debt Service Fund	(3,297,062)	-	-	143,044	(3,154,018)	143,044
621	Sewer O & M	4,944,488	1,229,338	1,217,995	(168,001)	4,787,830	(156,658)
626	2007 Sewer Bonds	2,136,326	-	-	-	2,136,326	-
629	Sewer Debt Service	(3,841,172)	80	-	168,001	(3,673,091)	168,081
771	RORF	(15,876,718)	662,934	740,604	14,650	(15,999,738)	(63,020)
772	RDA Trust	12,087,165	-	-	-	12,087,165	-
773	2007 TABS	11,320	15	-	-	11,335	15
781	RDA Long Term Debt	521,310	3,330	-	(14,650)	509,990	(11,320)
821	Winters Library	54,023	38	29,057	-	25,004	(29,019)
831	Winters Library	75,526	30,742	17,517	-	88,751	13,225
833	Festival de La Comunidad	2,777	12,032	8,913	-	5,896	3,119
846	Quilt Festival	(275)	479	108	-	96	371
911	General Fixed Assets	22,380,872	-	-	-	22,380,872	-
Totals		\$ 34,092,991	\$ 7,066,619	\$ 7,392,174	\$ -	\$ 33,795,089	\$ (297,902)

City of Winters
 Summary of Revenues
 July 1, 2013 through March 31, 2014

Fund	Fund Description	Budget 2013-2014	March 2014 Actual	Year to Date Actual	% of Year Complete	
					Budget to be Received	75%
						% of Budget Received
101	General Fund	\$ 3,591,240	\$ 257,248	\$ 2,125,795	\$ 1,465,445	59%
104	Fireworks Fund	14,000		2,907	11,093	21%
105	Senior Fund			1	(1)	
110	Housing Successor Agency			58,518	(58,518)	
107	Park Maintenance					
107	Park Maintenance			3	(3)	
113	2007 Housing TABS			1,490	(1,490)	
201	Fire Prevention Grant			1	(1)	
208	First Time Homebuyer In Lieu			111	(111)	
211	City Wide Assessment	258,986		99,212	159,774	38%
212	Flood Assessment District	28		5	23	18%
221	Gas Tax	190,338	16,532	123,331	67,007	65%
231	State COPS AB1913	100,000	7,935	76,740	23,260	77%
233	Realignment			11,855	(11,855)	
251	Traffic Safety	6,800		3,423	3,377	50%
252	Asset Forfeiture	52		16	36	31%
254	Vehicle Theft Deterrent	185		70	115	38%
257	AFG Vehicle Grant			479,430	(479,430)	
262	Street Grants	876,447			876,447	
267	Grant Ave Improvement					
276	Putah Creek North Bank Improvem		11	143,697	(143,697)	
287	After School Contributions			201	(201)	
289	Dry Slough Bridge Grant		61,019	119,564	(119,564)	
291	Beverage Recycling	5,100		29	5,071	1%
294	Transportation	304,925	9,128	179,851	125,074	59%
299	AFter School Program	141,670	32,787	143,218	(1,548)	101%
304	2012 SACOG Grant		15,177	30,981	(30,981)	
313	STBG 96-1043 Housing & Public W	7,522			7,522	
318	10-STBG-6745 OV			491,772	(491,772)	
321	EDBG 99-688 Buckhorn	19,580	1,450	12,479	7,101	64%
322	EDBG 96-405 Cradwick	5,548	1,550	13,920	(8,372)	251%
351	RLF Housing Rehab		3,336	8,626	(8,626)	
352	RLF Affordable Housing		551	1,654	(1,654)	
355	RLF Small Business	34,114	1,726	24,362	9,752	71%
356	RLF HOME Program	282		35,168	(34,886)	999%
357	Micro Enterprise RLF		1,287	3,860	(3,860)	
381	Cal Fire Grant			11,765	(11,765)	
411	Street Impact Fee	179,586		437	179,149	
412	Storm Drain Impact Fee	4,766		215	4,551	5%
413	Parks & Recreation Impact Fee	1,918		144,069	(142,151)	999%
414	Public Safety Impact Fee	33,819		725	33,094	2%
415	Fire Impact Fee	67,388		765	66,623	1%
416	General Facilities Impact Fee	118,301		626	117,675	1%
417	Water Impact Fee	35,266		1,477	33,789	4%
418	Sewer Impact Fee	64,695		1,604	63,091	2%
419	Flood Fees			302	(302)	
421	General Fund Capital	2,085		728	1,357	35%
422	Landfill Capital	820		267	553	33%
424	Parks & Recreation Capital	29			29	
427	Capital Equipment	151,874	213	3,467	148,407	2%
429	Service Reserve Fund	2,163		683	1,480	32%
481	General Plan 1992	41,600		444	41,156	1%
482	Flood Control Study	5		2	3	40%
492	RAJA Storm Drain	246		51	195	21%
494	CARF	1,090	885	6,438	(5,348)	591%
495	Monitoring Fee	41,600			41,600	
496	Storm Drain Non-Flood	2			2	
501	General Debt Service	212		74	138	35%
611	Water O & M	1,394,348	72,072	879,066	515,282	63%
612	Water Reserve	9,292		12,326	(3,034)	133%
616	Water Conservation	12,000		12	11,988	
617	Water Meter Fund	82,716	4,079	41,155	41,561	50%
619	Water Debt Service			143,044	(143,044)	
621	Sewer O & M	1,712,829	146,694	1,229,338	483,491	72%
629	Sewer Debt Service			168,081	(168,081)	
771	RORF	1,723,789	25	677,585	1,046,204	39%
773	2007 TABS			15	(15)	
781	RDA Long Term Debt			3,330	(3,330)	
821	Winters Library	75		38	37	51%
831	Swim Team	62,300		30,742	31,558	49%
833	Festival de la Comunidad	6,402		12,032	(5,630)	188%
846	Quilt Festival	1,000		479	521	48%
Total Revenues		\$ 11,309,033	\$ 633,705	\$ 7,563,672	\$ 3,745,361	67%



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: May 20, 2014
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Shelly A. Gunby, Director of Financial Management
SUBJECT: March 2014 Investment Report *Shelly*

RECOMMENDATION:

Staff recommends that the City Council receive and file the City of Winters investment for the period July 1, 2013 through March 31, 2014.

BACKGROUND:

The City of Winters financial policy requires, at a minimum, quarterly investment earnings reports. The attached report shows the earnings for July 1 2013 through March 31, 2014. The City of Winters is invested in the Local Agency Investment Funds (LAIF), a savings account at our local First Northern Bank, a Guaranteed Investment Contract (GIC) for the 2004 Tax Allocation Bond Reserve, and receives interest payments on the various CDBG and EDBG funded loans made to residents and businesses within the City of Winters, as well as from the Money Market Account set up for the North Bank Putah Creek Improvement Elderberry Beetle Mitigation.

The investment report for the month of March 2014 reflects interest from the Savings Account and the various CDBG and EDBG funded loans.

FISCAL IMPACT:

None

City of Winters
Investment Earnings Report
Investment Earnings as of March 31, 2014

Fund	Description	March Investment Earnings	Year to Date Investment Earnings
101	GENERAL FUND		\$ 734
105	SENIOR FUND		1
107	PARK MAINTENANCE FUND		3
113	2007 HOUSING TABS		1,490
201	FIRE PREVENTION FUND		1
208	FIRST TIME HOMEBUYER		111
212	FLOOD ASSESSMENT DISTRICT		5
221	GAS TAX FUND		213
251	TRAFFIC SAFETY		222
252	ASSET FORFEITURE		16
254	VEHICLE THEFT DETERRENT		70
278	NORTH BANK IMPROVEMENTS	11	100
287	AFTERSCHOOL DONATIONS		1
291	BEVERAGE RECYCLE GRANT		29
294	TRANSPORTATION/BUS		72
299	AFTER SCHOOL PROGRAM		160
321	EDBG 99-688	558	4,504
322	EDBG 96-405 CRADWICK	839	7,634
351	RLF HOUSING REHAB	2,784	3,971
355	RLF SMALL BUSINESS	155	2,126
356	RLF HOME PROGRAM		123
411	STREET IMPACT FEE		437
412	STORM IMPACT FEE		215
414	POLICE IMPACT FEE		319
415	FIRE IMPACT FEE		358
416	GENERAL FACILITY IMPACT FEE		457
417	WATER IMPACT FEE		567
418	SEWER IMPACT FEE		260
419	FLOOD OVERLAY		302
421	GENERAL FUND CAPITAL		728
422	LANDFILL CAPITAL		267
427	EQUIPMENT REPLACEMENT FUND		180
429	SERVICE RESERVE		683
482	FLOOD CONTROL STUDY		2
492	RAJA STORM DRAIN		51
494	CARF		83
501	GENERAL DEBT SERVICE		74
612	WATER RESERVE		4
616	WATER CONSERVATION		12
617	WATER METER FUND		246
621	SEWER O & M		1,139
629	SEWER DEBT SERVICE FUND		80
773	2007 TABS		15
781	RDA LTD		3,330
821	WINTERS LIBRARY		38
831	SWIM TEAM		114
846	Quilt Show		4
Total Investment Earnings		\$ 4,347	\$ 31,551