



Winters City Council Meeting  
City Council Chambers  
318 First Street  
Tuesday, June 19, 2018  
6:30 p.m.  
**AGENDA**

*Members of the City Council*

*Wade Cowan, Mayor  
Bill Biasi, Mayor Pro-Tempore  
Harold Anderson  
Jesse Loren  
Pierre Neu*

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

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PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Councilmembers. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

COUNCIL/STAFF COMMENTS

PUBLIC COMMENTS

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

### CONSENT CALENDAR

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

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, June 5, 2018 (pp. 5-8)
- B. Final Map Approval for Winters Highlands (Stone's Throw) Phase 1 Subdivision (pp. 9-40)
  - 1. Development Agreement and Conditions of Approval
  - 2. Resolution 2018-20, a Resolution of the City Council of the City of Winters to Consent to an Irrevocable Offer of Dedication of Right of Way and Public Utility Easement
  - 3. Resolution 2018-21, a Resolution of the City Council of the City of Winters Approving the Final Map #4507 and Authorizing the City Clerk to Record the Final Map with the County Recorder
- C. Street Maintenance Contract with Vintage Paving (pp. 41-42)
- D. Repairs at Carter Lift Station (pp. 43-52)
- E. Memorandums of Understanding (MOU's), Job Descriptions and Salary Schedule (pp. 53-162)

### PRESENTATIONS

Recognition of Rebecca Fridae for her Dedication to the Yolo County Library Advisory Board for Over 30 Years

Recognition of Nanci Mills for her Dedication to the City of Winters as City Clerk for 32 Years

### DISCUSSION ITEMS

- 1. Public Hearing, Waive Second Reading and Adoption of Ordinance 2018-02, Adopting Chapter 18.12 of the Winters Municipal Code Providing for Implementation of the Yolo HCP/NCCP, Including Related Procedures and Fees (pp. 163-172)
- 2. Public Hearing and Approval of Newt's Expressway Rule 20A Utility Underground District (pp. 173-181)

3. Public Hearing to Receive Input From Specific Property Owners Regarding Implementation of Weed Abatement for 2018 (pp. 182-183)
4. Public Hearing, Waive First Reading and Introduce Ordinance 2018-03, an Ordinance of the City of Winters to Consider Various Zoning Text Amendments to Title 17 (Zoning Ordinance) Regarding Nonconforming Uses, Structures and Lots (pp. 184-188)
5. Public Hearing and Consideration of the Proposed First Amendment to the Amended and Restated Development Agreement and Amended Tentative Subdivision Map for Callahan Estates Subdivision (pp. 189-210)
6. Public Improvement Agreement and Subdivision Final Map Approval for Callahan Estates Phase 1 (pp. 211-257)
  - A. Resolution 2018-25, a Resolution of the City Council of the City of Winters to Consent to an Irrevocable Offer of Dedication (IOD) of Right of Way, Public Utility Easement, and Other Lands, for the Callahan Phase 1 Final Map #4508; and
  - B. Resolution 2018-26, a Resolution of the City Council of the City of Winters Approving the Public Improvement Agreement with Crowne Communities Winters CA LLC and Approve the Subdivision Final Map #4508
7. Draft Wastewater Treatment Facility Master Plan and Recommended Option (pp. 258-370)
8. 2018 Water and Sewer Rate Increase (pp. 371-384)
9. Proposed 2018 Water & Sewer Revenue Refunding Bonds (Refunding of Series 2007 Water and Sewer Revenue Bonds) (pp. 385-406)
10. Resolution 2018-23, a Resolution of the City Council of the City of Winters Approving the Adoption of the 2018-2019/2019-2020 Budget (pp. 407-415)

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

1. None

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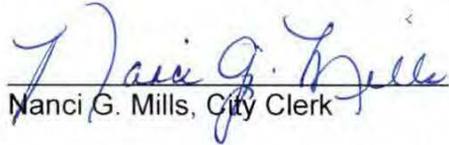
CITY MANAGER REPORT

INFORMATION ONLY

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the June 19, 2018 regular meeting of the Winters City Council was posted on the City of Winters website at [www.cityofwinters.org](http://www.cityofwinters.org) and Councilmembers were notified via e-mail of its' availability. A copy of the foregoing agenda was also posted on the

outside public bulletin board at City Hall, 318 First Street on June 14, 2018, and made available to the public during normal business hours.

  
Nanci G. Mills, City Clerk

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*City Hall – Finance Office - 318 First Street*

*During Council meetings – Right side as you enter the Council Chambers*

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Wednesday at 10:00 a.m.

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