



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, July 17, 2018

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*

6:00 p.m. – Executive Session

Safe Harbor for Closed Session – Pursuant to Government Code Section 54954.5

Conference with Legal Counsel-Existing Litigation (Paragraph (1) of subdivision (d) of Section 54956.9) Name of case: Friends of Putah Creek v. Central Valley Flood Protection Board (Solano County Superior Court Case No. FCS051040)

6:30 p.m. – Regular Session

AGENDA

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 19, 2018 (pp. 5-14)
- B. Waive Second Reading and Adopt Ordinance 2018-03, an Ordinance of the City Council of the City of Winters Approving Various Zoning Text Amendments to Title 17 (Zoning Ordinance) Regarding Non-Conforming Uses, Structures and Lots (pp. 15-17)
- C. Waive Second Reading and Adopt Ordinance 2018-05, an Ordinance of the City Council of the City of Winters Approving a First Amendment to the Amended and Restated Development Agreement for the Callahan Estates Subdivision Development Between the City of Winters and Crowne Communities Winters CA, LLC (pp. 18-31)
- D. Street Closure Request by Winters Chamber of Commerce for Annual Earthquake Festival, Friday, August 24, 2018 (pp. 32-40)
- E. Street Closure Request for Monthly Street Meat Event (pp. 41-43)
- F. Claim Against the City of Winters - Barbara Meyer (pp. 44-50)
- G. Claim Against the City of Winters - Maribel Alexis (pp. 51-53)
- H. Amplified Sound Permit Application for Winters Healthcare's 2nd Annual Dinner on the Bridge to be Held on September 8, 2018 (pp. 54-56)
- I. East St Pump Station- Control Panel Upgrades (pp. 57-59)
- J. Appointment of Primary and Alternate Representatives on the Yolo County Public Agency Risk Management Insurance Agency (YCPARMIA) (pp. 60-61)

- K. Resolution 2018-37, a Resolution of the City Council of the City of Winters Declaring Results of the June 5, 2018 General Municipal Election (pp. 62-65)
- L. Resolution 2018-38, a Resolution of the City Council of the City of Winters Appointing the Position of City Clerk (pp. 66-67)
- M. Resolution 2018-40, a Resolution of the City Council of the City of Winters Appointing the Position of City Treasurer (pp. 67.1 - 67.3)

PRESENTATIONS

Swearing-In of Council Members and City Clerk

DISCUSSION ITEMS

- 1. Designation of Mayor/Mayor Pro-Tempore (pp. 67.4 - 67.6)
- 2. Public Hearing and Adoption of Resolution 2018-17, a Resolution of the City Council of the City of Winters Approving the Engineer's Report and Ordering the Levy and Collection of Assessments within the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2018/2019 (pp. 68-134)
- 3. TEFRA Public Hearing and Adoption of Resolution 2018-33, a Resolution of the City Council of the City of Winters Approving Conduit Financing for the Blue Mountain Terrace Senior Apartments Affordable Housing Project (pp. 135-140)
- 4. Resolution 2018-36, a Resolution of the City Council of the City of Winters Adopting a Debt Issuance and Management Policy (pp. 141-160)
- 5. Resolution 2018-35, a Resolution of the City Council of the City of Winters Approving the Wastewater Treatment Facility Influent Screening Improvements, Project No. 16-03 (pp. 161-169)
- 6. Updates to City of Winters Municipal Code Related to Green Waste and Garbage Services (pp. 170-175)
- 7. Designation of a Voting Delegate and Alternates for the League of California Cities Annual Conference (pp. 176-180)
- 8. City Council Liaison Assignments (pp. 181-182)

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

- 1. None

CITY MANAGER REPORT

INFORMATION ONLY

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the July 17, 2018 regular meeting of the Winters City Council was posted on the City of Winters website at 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 July 12, 2018, and made available to the public during normal business hours.


Nanci G. Mills, City Clerk

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

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Wednesday at 10:00 a.m.

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Minutes of the Regular Meeting of the Winters City Council
Held on June 19, 2018

Mayor Wade Cowan called the meeting to order at 6:30 p.m.

Present: Council Members Harold Anderson, Bill Biasi, Jesse Loren, Pierre Neu and Mayor Wade Cowan

Absent: None

Staff: City Manager John W. Donlevy, Jr., City Clerk Nanci Mills, City Attorney Ethan Walsh, Police Chief John Miller, Director of Financial Management Shelly Gunby, Public Works Superintendent Eric Lucero, Environmental Services Manager Carol Scianna, City Engineer Alan Mitchell, City Planner Dave Dowswell, Building Official Gene Ashdown, Intern Sam Donlevy and Management Analyst Tracy Jensen

Mike Sebastian led the Pledge of Allegiance.

Approval of Agenda: City Manager Donlevy said there were no changes to the agenda. Motion by Council Member Neu, second by Council Member Loren to approve the agenda with no changes. Motion carried with the following vote:

AYES: Council Members Anderson, Biasi, Loren, Neu, Mayor Cowan

NOES: None

ABSENT: None

ABSTAIN: None

COUNCIL/STAFF COMMENTS

PUBLIC COMMENTS: Carla Wroten, Co-Owner of Steady Eddy's, said there is now more networking between businesses within the City and asked the City Council to support local businesses.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, June 5, 2018
- B. Final Map Approval for Winters Highlands (Stone's Throw) Phase 1 Subdivision
 - 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
- D. Repairs at Carter Lift Station
- E. Memorandums of Understanding (MOU's), Job Descriptions and Salary Schedule

City Manager Donlevy gave an overview and said a portion of Item E, the Memorandums of Understanding (MOUs) will be removed from the agenda and brought back to the July 17th City Council meeting along with three MOUs that were not included. He requested Council to approve the remaining items under Item E, the Job Descriptions and Salary Schedule.

Motion by Council Member Loren, second by Council Member Biasi to approve the Consent Calendar with the noted changes. Motion carried with the following vote:

AYES: Council Member Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

PRESENTATIONS

Mayor Wade Cowan said Rebecca Fridae was being recognized for her dedication to the Yolo County Library Advisory Board for over 30 years and thanked her for her service and participation. On behalf of the California State Assembly, Cecilia Aguiar-Curry presented Rebecca with a resolution thanking her for her service and said the community is grateful for all she has done and for keeping children in the forefront. Libraries are a community gathering center and will never become extinct. Mark Fink, Yolo County Librarian also wanted to recognize Rebecca for all the work she has put in for the Winters community and the Winters Friends of the Library and thanked her for her commitment to the library and the City of Winters. As a member of the Library Advisory Board for over 30 years, Rebecca has spent approximately 495 hours at library meetings, representing Winters in County decisions. Yolo County Supervisor

Don Saylor read aloud and presented a proclamation to Rebecca, an active participant, leader and facilitator for the Winters Library who has served since 1985. During her time on the Yolo County Library Advisory Board, two new libraries have been built and three libraries have been remodeled in Yolo County.

Mayor Cowan said Nanci Mills, retiring City Clerk after 32 years, is nothing short of amazing during his recognition of Nanci for her dedication to the City of Winters. City Manager Donlevy read aloud statistics that included the approximate number of meetings that Nanci had attended during her 32 years (904) and election cycles she has participated in (15) since she began working at the City of Winters in 1986 and becoming City Clerk in 1988. As the cornerstone of the organization, Nanci has been a steady and quiet influence for the City and Mayor Cowan and City Manager Donlevy thanked her for her service to the City.

The meeting was briefly adjourned for a short reception and was called back to order by Mayor Cowan at 7:08 p.m.

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)

City Manager Donlevy gave a brief overview. Mayor Cowan opened the public hearing at 7:09 p.m. and closed the public hearing at 7:09 p.m. with no comments.

Motion by Council Member Neu, second by Council Member Loren to waive the second reading and adopt Ordinance 2018-02 adopting Chapter 18.12 of the Winters Municipal Code providing for implementation of the Yolo Habitat Conservation Plan/Natural Communities Conservation Plan, including related procedures and fees. Motion carried with the following vote:

AYES: Council Member Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

2. Public Hearing and Approval of Newt's Expressway Rule 20A Utility Underground District

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

City Engineer Alan Mitchell showed an area boundary map to Council and introduced Rocco Colicchia from Harris & Associates, who reviewed the conceptual plan and said there appears to be plenty of space for a joint trench in the alley. Mayor Cowan asked about a time frame once the project is green-lighted and Rocco indicated 1-2 years. Mayor Cowan inquired about the possibility of the City Public Works staff digging the trench and the City Engineer and PG&E pulling the wires in order to speed up the process.

Mayor Cowan opened the public hearing at 7:20 p.m. and closed the public hearing at 7:20 p.m. with no comments.

With the City's work credit balance of nearly \$500,000, Council Member Biasi asked what the total cost would be and Rocco said this amount would be enough to get the alley and most of First Street finished with the remaining portion to be funded through an assessment district. Council Member Biasi said the timing is not good and that the hotel will be finished before the alley is paved. Mayor Cowan said if City staff were to complete the infrastructure, the project would happen sooner and be less expensive.

Motion by Council Member Loren, second by Council Member Neu to adopt Resolution 2018-34. Motion carried with the following vote:

AYES: Council Member Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: Council Member Anderson
ABSTAIN: None

Council Member Anderson returned to the dais.

3. Public Hearing to Receive Input From Specific Property Owners
Regarding Implementation of Weed Abatement for 2018

City Manager Donlevy gave an overview. Mayor Cowan opened the public hearing at 7:25 p.m. and closed the public hearing at 7:26 p.m. with no comment. Council Member Loren said timing would be important when it came to mailing out the abatement letters to coincide with the Waste Management street cleaning schedule.

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

Council Member Loren recused herself due to a possible conflict of interest.

City Planner Dave Dowswell gave a brief overview. A resident on Abbey Street is currently nonconforming with the desire to add a 2nd floor to his residence. If this ordinance is approved, this and future additions to nonconforming structures that do not increase the discrepancy between the existing conditions and standards for the zoning district would be allowed, avoiding the need for someone to apply for a variance. Council Member Biasi confirmed the current setbacks were put into place after homes were built and Mayor Cowan said a lot of older homes within the City fall into nonconforming. Staff will also look into how non-main structure additions would be addressed ie: gazebos, pools, decks, and sheds, etc.

Mayor Cowan opened the public hearing at 7:36 p.m. Nick Girimonte, 508 Abbey Street, said he has enjoyed working with Planner Dave Dowswell and appreciates his open mindedness throughout this process. Mayor Cowan closed the public hearing at 7:36 p.m. Council Member Biasi added that he likes the fact that staff is looking into future accessory structures in the set-back area and addressing erosion issues.

Motion by Council Member Biasi, second by Council Member Neu to introduce Ordinance 2018-03 amending Chapter 17.104 (Nonconforming Uses, Structures and Lots) of the Winters Municipal Code (Zoning Ordinance). Motion carried with the following vote:

AYES: Council Member Anderson, Biasi, Neu, Mayor Cowan
NOES: None
ABSENT: Council Member Loren
ABSTAIN: None

Council Member Loren returned to the dais at this time.

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

City Planner Dave Dowswell gave an overview and said due to the limited size of this small park, which is high maintenance and not fully utilized, the developer would like to build a home on this site. If approved, the development agreement and final map would be amended to increase the number of lots from 109 to 110. On May 22, 2018, the Planning Commission recommended the approval of the amendments to the development agreement and the final map.

Mayor Cowan opened the public hearing at 7:42 p.m. and closed the public hearing at 7:42 with no comment.

Council Member Biasi said the proximity of the linear park and the maintenance issues involved justify the reasoning behind this recommendation. The developer would also pay the City a fee of \$90,000 to use this lot to build a home. Council Member Loren

asked if the money must be used for parks and City Manager Donlevy said the use of the money would be at Council discretion, but thought it might be applied to the linear park or grading for a sports park. Public Works Supervisor Eric Lucero said this money could be used toward upgrading amenities within the park, or it could be used for grass. It would not be designated to anything specific. Mayor Cowan said these funds should be used within the same neighborhood as the park that is being eliminated. City Manager Donlevy said staff had recently met with developers to discuss modifications to the linear park design and shared the experience and success of the City's most recent park, Walnut Park. Council Member Biasi and Loren agreed that funds should be used for the linear and sports parks.

Motion by Council Member Biasi, second by Council Member Loren to adopt Resolution 2018-24 approving an Amended Tentative Subdivision Map for the Callahan Estates Subdivision; introduce Ordinance 2018-05 approving the first amendment to the Amended and Restated Development Agreement and amended Tentative Subdivision Map, commonly known as the Callahan Estates Project between the City of Winters and Crowne Communities Winters CA LLC; and to use the aforementioned funds in the same area of town as the park that is being eliminated. Motion carried with the following vote:

AYES: Council Member Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

6. Public Improvement Agreement and Subdivision Final Map Approval for Callahan Estates Phase 1
 - 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

City Engineer Alan Mitchell gave an overview and said Final Map #4508 is consistent with the revised tentative map approved earlier tonight. And with the approval of the Irrevocable Offer of Dedication (IOD), the contractor accepts responsibility while working on the project. Alan then reviewed the components of both resolutions.

Kal Takhar of Crown Communities offered his thanks to the City and said it's been a long process that has required a lot of coordination with staff members Eric Lucero, Shelly Gunby, Alan Mitchell, Dave Dowswell, Gene Ashdown, under the leadership of City Manager Donlevy, who said there were a lot of moving parts (over 200 conditions!) and he can't thank his team enough.

Motion by Council Member Neu, second by Council Member Biasi to approve staff recommendation and adopt Resolution 2018-25, consenting to an Irrevocable Offer of Dedication of Right of Way, Public Utility Easement, and Parcels F and G for Open Space, and Parcel X for Sewer Pump Station for the Callahan Estates Phase 1 Final Map #4508; and adopt Resolution 2018-26, approving the Public Improvement Agreement and Subdivision Final Map #4508 with Crowne Communities Winters CA LLC. Motion carried with the following vote:

AYES: Council Member Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

7. Draft Wastewater Treatment Facility (WWTF) Master Plan and Recommended Option

Environmental Services Manager Carol Scianna gave an overview of the draft WWTF masterplan that was first presented to Council in April 2016. Of the five alternatives available, Staff is recommending Alternative 2A. The Planning Commission also supports this recommended alternative. Carol said this update is utilizing an estimated population of 12,243 by 2036, will comply with regulatory requirements and will include the sphere of influence.

Carol introduced Gorman Lao from Larry Walker Associates who gave a power point presentation and highlighted the key differences between the 1996 and 2017 Master Plans, including storage pond needs and cost considerations. One of the goals of the plan is to promote water recycling and provide treated wastewater, if possible. Of the five alternatives, 2A at \$10.7 million dollars, which does not include capital or O & M costs, is the preferred alternative, with 2B as the alternative.

Carol said only one farmer has taken recycled water and in using well water alternatively with recycled water and adding more filtering, he is not utilizing as much as he did. Council Member Loren asked if staff has reached out to UCD or other surrounding ag partners to find out what their use might be. Mayor Cowan asked if recycled water could be used to water sports parks. Carol said it is a matter of getting the recycled water to the source and added that the recycled water must be treated first before being used on sports parks.

Susan Hamilton of Blue Oak Ranch at 27270 Co. Rd. 87, Winters, farms 400 acres north of Winters and is interested in environmental restoration by creating a modified plan for wetlands and ponds for lost habitat, create a series of trails, and could also help recharge the groundwater. This could also provide learning opportunities and create tourism by taking a negative and turning it into a positive. Ms. Hamilton said the City could be leaders of this type of project in the area, similar to larger projects of this

nature in Petaluma and Arcata. City Manager Donlevy said he has been to the Petaluma facility and said it's an amazing amenity. Arcata uses their facility as part of their treatment process. Mayor Cowan said selling wastewater to local farmers is not penciling out and would like to see something positive to come out of it. City Manager Donlevy and Mayor Cowan agreed that using the treated wastewater as part of a park plan is a better use for it. Mayor Cowan thanked Ms. Hamilton for her comments.

Council Member Biasi said the staff report states that new regulatory requirements include lining all ponds, not just the new ponds. City Manager Donlevy said the recommended plan tonight is within the terms of the regulations and permit. Carol said staff is asking for Council's recommendation tonight. Mayor Cowan asked that the chosen option will be expanded upon when the final plan comes back to Council, and Council Member Biasi asked that the cost of the plans include the part of the fee schedule to be paid for by the developers.

Motion by Council Member Loren, second by Council Member Neu, to select Option 2A as the preferred option, and include the exploration of alternative amenities. Motion carried with the following vote:

AYES: Council Member Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

8. 2018 Water and Sewer Rate Increase

Director of Financial Management Shelly Gunby gave an overview and said the bond documents require that the City show revenues that meet all expenditures, plus 20% of the debt service for both the 2007 Water and Sewer Revenue Bonds. Neither the water fund nor the sewer fund will generate sufficient revenues to meet this debt service coverage requirement. She explained to Council how she arrived at the calculations given and reviewed the water and sewer options for Council to consider and said it has been five years since the City has been through this exercise.

Council Member Neu asked if the 30-year option was chosen, would the City have the opportunity to bond for anything else in that time period, if needed, and Shelly said yes, possibly Chrom 6.

After discussing the available options, Council Member Loren requested that Option 1 be removed and due to the City's growing older population who are on a fixed income and move toward Option 3 based on population. Council Member Biasi said Option 3 would offer the lowest increase by putting out the bonds for 30 years. Council Member Neu agreed and wants to keep the increase as small as possible, and Council Member Anderson said the best choice is Option 3. Mayor Cowan agreed, saying every dollar counts.

Motion by Council Member Loren, second by Council member Anderson to direct staff to proceed with the steps necessary to bring back Option 3 for a public hearing. Motion carried with the following vote:

AYES: Council Member Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

9. Proposed 2018 Water & Sewer Revenue Refunding Bonds (Refunding of Series 2007 Water and Sewer Revenue Bonds)

Director of Financial Management Shelly Gunby gave an overview of the staff recommendation. Craig Hill of NHA Advisors LLC gave a power point presentation and reviewed the timelines for the options given. Mayor Cowan asked if all costs were included and Mr. Hill replied yes and confirmed the total issue size of \$6.92 million.

Motion by Council Member Neu, second by Council Member Biasi to approve staff recommendation and authorize the preparation of documents necessary for the issuance of bonds to refund outstanding bonds issued in 2007 for water and sewer enterprise projects; approve the engagement of NHA Advisors LLC as the City's municipal advisor, and Richards, Watson & Gershon as bond counsel for the proposed refunding and authorize the City Manager to execute contracts with consultants necessary to proceed with the preparation of documents required for the refunding; and authorize the City Manager to select an investment banking firm to serve as an underwriter or private placement agent for the refunding. Motion carried with the following vote:

AYES: Council Member Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

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

Director of Financial Management Shelly Gunby gave an overview of the current rate structure and said TOT tax is included in the revenue projections. The adoption of this resolution gives hiring and spending authority to staff for FY 2018/2019 and 2019/2020. Staff reviewed the fund balances and said small use of the fund balances is being projected. City Manager Donlevy said gas prices are huge and have a meaningful impact on the City. Council Member Biasi said the budget includes a lot of information and the Council has been able to review it in several pieces.

Motion by Council Member Biasi, second by Council Member Loren to adopt Resolution 2018-23 approving and adopting a budget of estimated expenditures for FY 2018/2019 and 2019/2020. Motion carried by the following vote:

AYES: Council Member Anderson, Biasi, Loren, Neu, Mayor Cowan
NOES: None
ABSENT: None
ABSTAIN: None

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

1. None

CITY MANAGER REPORT: City Manager Donlevy said working with Nanci Mills has been one of the highlights of his career. In reality, she has modernized the City Clerk function and is the cornerstone of the organization and has built a very strong foundation. It's not based on what you do, it's based on what you leave behind. We've dealt with a lot of pressures and Nanci is going to be missed. City Manager can be a lonely position and Nanci has been an important confidant. Nanci is the MOM of Winters and this is a bittersweet night.

INFORMATION ONLY: None

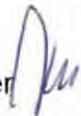
ADJOURNMENT: Mayor Cowan adjourned the meeting at 9:45 p.m. in honor of Nanci Mills' 32 years with the City of Winters.

Wade Cowan, MAYOR

ATTEST:

Nanci G. Mills, City Clerk



TO: Honorable Mayor and Council Members
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: David Dowswell, Contract Planner, Community Development Department 
SUBJECT: Various Zoning Text Amendments to Title 17 (Zoning Ordinance) regarding Nonconforming Uses, Structures and Lots

RECOMMENDED CITY COUNCIL ACTION

Waive the second reading and adopt Ordinance No. 2018-03 amending Title 17 (Zoning Ordinance) Chapter 17.104 (Nonconforming Uses, Structures and Lots) of the Winters Municipal Code.

BACKGROUND:

On June 19, 2018 the City Council voted unanimously to approve the ordinance amending various provisions of the City's zoning regulations in the Municipal Code having to do with Nonconforming Uses, Structures and Lots.

DISCUSSION:

The proposed amendments to the zoning regulations are designed to allow properties with nonconforming structures that are nonconforming due to setbacks to be able to be added onto so long as the addition does not increase the existing discrepancy between existing conditions and standards for the district.

ATTACHMENTS:

- A) Ordinance 2018-03, Zoning Text Amendments

ORDINANCE NO. 2018 – 03

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WINTERS
AMENDING CHAPTER 17.104 (NONCONFORMING USES, STRUCTURES AND LOTS), OF
THE WINTERS MUNICIPAL CODE**

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

1. Purpose. The purpose of this ordinance is to amend various sections of the text in the Winters Municipal Code (the "Municipal Code") necessary to regulate Nonconforming Structures.

2. Authority. The City of Winters has authority to adopt this ordinance pursuant to the general police power granted to cities by Article 11, Section 7 of the California Constitution.

3. Amendments to Title 17. The City hereby makes the following amendments to Title 17 of the Municipal Code:

a. Subdivision (B) of Section 17.104.140 of the Municipal Code is hereby amended to read as follows:

B. Nonconforming Structures—Improvement.

Any expansion of a nonconforming structure must be in conformance with current zoning and building codes, except alterations and additions may be made to a nonconforming structure provided there shall be no increase in the discrepancy between existing conditions and standards for the district. Where the health, safety or general welfare are found to be at issue, the city building official may require that modifications be made to existing nonconforming structures as part of the expansion.

b. Subdivision (E) of Section 17.104.140 of the Municipal Code is hereby amended to read as follows:

E. Expansion of Legal Nonconforming Buildings.

Regardless of any other provision of this title, a building which retains its nonconforming status shall be allowed to expand, enlarge or intensify, if the following findings can be affirmatively made by the zoning administrator:

1. The use will not impair other uses in the vicinity, which uses are consistent with the zone;
2. The curtailment of full privileges for the residential use may contribute to the premature conversion of land and unnecessarily loss of housing inventory;

ATTACHMENT A

3. If the expansion does not encroach any further into required yard setbacks than already exists for the nonconforming structure and is consistent with other applicable development standards of this title.

4. Findings. In adopting this Ordinance, the City Council makes the following findings:

a. The proposed zone amendment is consistent with the City of Winters General Plan and all specific plans; and

b. The public health, safety and general welfare warrant the change of zoning text; and

c. The Planning Commission recommends approval of the requested amendments; and

d. The proposed amendments are Categorically Exempt from California Environmental Quality Act (CEQA), Class 1 Section 15301 (Existing Facilities).

5. Severability. If any provision or clause of this ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are declared to be severable.

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

INTRODUCED at a regular meeting on the 19th day of June, 2018 and **PASSED AND ADOPTED** at a regular meeting of the Winters City Council, County of Yolo, State of California, on the 17th day of July, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Nanci G. Mills, City Clerk

Wade Cowan, Mayor

APPROVED AS TO FORM:

Ethan Walsh, City Attorney



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers

DATE: July 17, 2018

THROUGH John W. Donlevy, Jr., City Manager 

FROM: David Dowswell, Contract Planner, Community Development Department 

SUBJECT: Callahan Estates Subdivision – Second Reading of Ordinance 2018-05, an Ordinance of the City of Winters approving the First Amendment to the Amended and Restated Development Agreement between the City of Winters and Crowne Communities Winters, Ca, LLC

RECOMMENDATION:

That the City Council:

1. Receive a Staff Report on a proposed Callahan Estates First Amendment to the Amended and Restated Development Agreement, and
2. Waive the second reading and adopt Ordinance No. 2018-05, an ordinance of the City of Winters approving the First Amendment to the Amended and Restated Development Agreement between the City of Winters and Crowne Communities Winters, Ca, LLC

BACKGROUND:

On June 19, 2017 the City Council approved the First Amendment to the Amended and Restated Development Agreement for the Callahan Estates Subdivision.

DISCUSSION:

The proposed First Amendment to the Amended and Restated DA (Attachment A, Exhibit A) includes the following amendments:

1. Parcel E: Eliminates the requirement to construct a mini park on Parcel E (Attachment C) and allows the lot to be purchased for development with a single family home. Proceeds of the sale to be used to fund other park improvements.
2. Increase in the Number of Lots: Increases the number of lots from 109 to 110 due to a sale of Parcel E to the developer as a buildable lot.

The mini park is being eliminated due to the proximity of the much larger linear park less than one block away, off the Taylor Street extension, which will be part of the Stone's Throw Subdivision (Winters Highlands). The pedestrian links (Parcels F and G), due east of the mini park, will remain. Proceeds from the sale of the mini park parcel will be used to fund other park improvements.

ATTACHMENTS:

- A) Ordinance 2018-05

ORDINANCE NO. 2018-05

AN ORDINANCE OF THE CITY OF WINTERS APPROVING A FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR THE CALLAHAN ESTATES SUBDIVISION DEVELOPMENT DATED JUNE 19, 2018, BETWEEN THE CITY OF WINTERS AND CROWNE COMMUNITIES WINTERS CA, LLC, AMENDING THE TENTATIVE MAP AND MODIFYING LANGUAGE CONCERNING PARK OBLIGATIONS AND COSTS

WHEREAS, the City of Winters (“City”) and Winters Investors LLC (“Winters Investors”) entered into that certain Development Agreement dated June 3, 2005 (“Development Agreement”); and

WHEREAS, the Development Agreement provides for the residential development of 110 single-family units (“Project”) on 26.4 acres of certain real property in the City (“Property”); and

WHEREAS, the property was sold in 2013 by Winters Investors, LLC to Turning Point Acquisitions V, LLC (“Developer”) it was again sold in 2017 by Turning Point Acquisitions V, LLC to Crowne Communities Winters Ca, LLC (“Developer”); and

WHEREAS, the Property has not been developed, and the parties now desire to amend the Tentative Map and language in the Amended and Restated Development Agreement regarding the park obligations and costs; and

WHEREAS, on May 22, 2018, the Winters Planning Commission conducted a public hearing pursuant to Government Code section 65867, notice of which was provided in accordance with Government Code section 65090 and 65091, at which hearing all persons wishing to testify in connection with the proposed First Amendment to the Amended and Restated Development Agreement (“Amendment”) was heard and at which the Amendment was comprehensively reviewed; and

WHEREAS, on June 19, 2018, the Winters City Council conducted a public hearing pursuant to Government Code section 65867, notice of which was provided in accordance with Government Code section 65090 and 65091, at which hearing all persons wishing to testify in connection with the proposed Amendment were heard and at which the Amendment was comprehensively reviewed; and

WHEREAS, the City Council reviewed and studied the Amendment and found it complies with the California Environmental Quality Act (“CEQA”).

NOW THEREFORE BE IT RESOLVED:

SECTION 1. ADOPTION OF AMENDMENT. Pursuant to California Government section 65868, the City Council hereby approves the Amendment, attached hereto as **Exhibit A** (“Amendment”).

SECTION 2. FINDINGS. Pursuant to Government Code section 65867.5 and based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council makes and adopts the following findings:

A. That the Amendment promotes the public health, safety, and welfare of the community because the Amendment will allow the Developer to complete the residential development that will benefit the entire community by providing additional residential units.

B. That the Amendment is consistent with the City’s General Plan, as it will allow the Developer to complete the Project in a manner satisfactory to both parties, which the City Council previously found to be consistent with the City’s General Plan.

SECTION 3. CEQA. The City Council finds and determines that it can be seen with certainty that adoption of this Ordinance will not have a significant effect on the environment. Thus, the adoption of this Ordinance is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a Notice of Exemption with the Yolo County Recorder’s Office within five (5) working days of adoption of this Ordinance.

SECTION 4. RECORDATION. Pursuant to Government Code section 65868.5, within ten (10) days following the execution of the Amendment, the City Clerk shall record with the County of Yolo Recorder a copy of this Amendment.

SECTION 5. SEVERABILITY. If any section, subsection, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more of such be declared invalid or unconstitutional.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the City.

The foregoing ordinance was introduced on June 19 2018, and passed and adopted during a regular meeting of the City Council of the City of Winters on July 17 2018, by the following vote to wit:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):
ABSTAIN: Council Member(s):

Wade Cowan, MAYOR

ATTEST:

Nanci G. Mills, CITY CLERK

EXHIBIT "A"
FIRST AMENDMENT TO THE AMENDED AND
RESTATED DEVELOPMENT AGREEMENT

RECORDED AT REQUEST OF AND
WHEN RECORDED MAIL TO:

CITY OF WINTERS
318 First Street
Winters, CA 95695
Attention: City Clerk

(Space Above this Line for Recorder's Use Only)

**FIRST AMENDMENT TO
AMENDED AND RESTATED DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF WINTERS AND
CROWNE COMMUNITIES WINTERS CA LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
[CALLAHAN PROPERTY]**

THIS FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT (hereinafter referred to as the "Amendment") is entered into as of _____, by and between the CITY OF WINTERS, a municipal corporation (the "City") and CROWNE COMMUNITIES WINTERS CA LLC, a California limited liability company (the "Developer").

Recitals

A. The City and Developer entered into a Development Agreement approved by Ordinance No. 2005-01 on April 5, 2005 and recorded in the Official Records of Yolo County as Document No. 2005-0026332-00, which Development Agreement has been amended by a First Amendment to Development Agreement dated February 19, 2009 and recorded in the Official Records of Yolo County as Document No. 2009-0007220-00, and a Second Amendment to Development Agreement dated August 20, 2013 and recorded in the Official Records of Yolo County as Document No. 2013-0032342-00, which was subsequently amended in its entirety and restated by that certain Amended and Restated Development Agreement dated June 7, 2016 and recorded in the Official Records of Yolo County as Document No. 2016-0019276-00 (collectively, the "Development Agreement"), providing for the residential development (the "Project") of certain real property, Yolo County APN 030-220-22, and commonly known as the Callahan Property, as more particularly described in Exhibit A, incorporated herein by reference

(the “**Project**”), located within the boundaries of the City of Winters. Capitalized terms used but not defined in this Amendment shall have the meanings given in the Development Agreement.

D. Subsequent to this action, Staff has been working with the developer on additional modifications to the Development Agreement to make certain clarifications and modifications to the obligations of the Developer.

E. City has given the required notice of its intention to adopt this Amendment and has conducted public hearings thereon pursuant to Government Code section 65857. As required by Government Code section 65867.5, City has found that the provisions of this Amendment and its purposes are consistent with the goals, policies, standards, and land use designations specified in the City’s General Plan.

E. On June 19, 2018, the City of Winters City Council adopted Ordinance No. 2018-05 approving this Amendment and authorizing its execution.

Agreement

Section 1. Land Use Entitlements—Amendment to Tentative Subdivision Map. Section 3.1(a)(7) of the Development Agreement is hereby amended to provide for conformity with the Tentative Subdivision Map for the Project, as amended. Section 3.1(a)(7) is hereby deleted in its entirety; and shall be amended to read as follows:

Approval of Callahan Estates Tentative Subdivision Map, together with the Conditions of Approval, dividing 26.4 acres into 110 single-family lots; Parcels F and G (Open Space Lots); and Parcel X (detention pond/sewer force main). The 110 single-family lots will be market rate units, of which 10 must be made available to local builders as defined by the City’s land use regulations.

Section 2. Park Land and Fees. Section 4.2 of the Development Agreement is amended in its entirety to read as follows:

The Developer shall satisfy its 2.7 acre park obligation as follows: Developer shall pay a park fee, in the aggregate totaling Eight Hundred Seventy Nine Thousand Two Hundred Sixty-Nine Dollars (\$879,269) as follows: Developer shall pay the sum of \$6,024 in equal installments at the time of issuance of a certificate of occupancy for each residential structure. Developer shall fund and construct the parks on Parcels F and G (equal to 0.4021 acres). Developer shall be further credited against park improvement fees for the provision of infrastructure improvements, planning, developing, and equipping the park on Parcels F and G, not to exceed One Hundred Twenty-Six Thousand ~~Six Hundred and~~ Twenty-Nine Dollars (\$126,~~06~~29). This credit shall be applied on a pro rata basis against the anticipated development of 110 lots. In addition to the foregoing pro rata fees and credits, upon issuance of certificate of occupancy for Lot 101, formerly Parcel E, the Developer shall pay the City an additional \$90,000 park fee to be used for park improvements within the City.

Section 3. Tentative Subdivision Map. The Callahan Estates Tentative Subdivision Map attached to the Development Agreement as Exhibit C is hereby superseded and replaced by the Amended Callahan Estates Tentative Subdivision Map attached hereto as **Exhibit B** to this

PROPERTY LEGAL DESCRIPTION

LEGAL DESCRIPTION

Real property in the City of Winters , County of Yolo, State of California, described as follows:

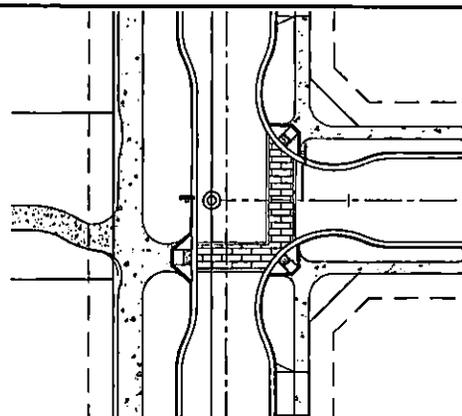
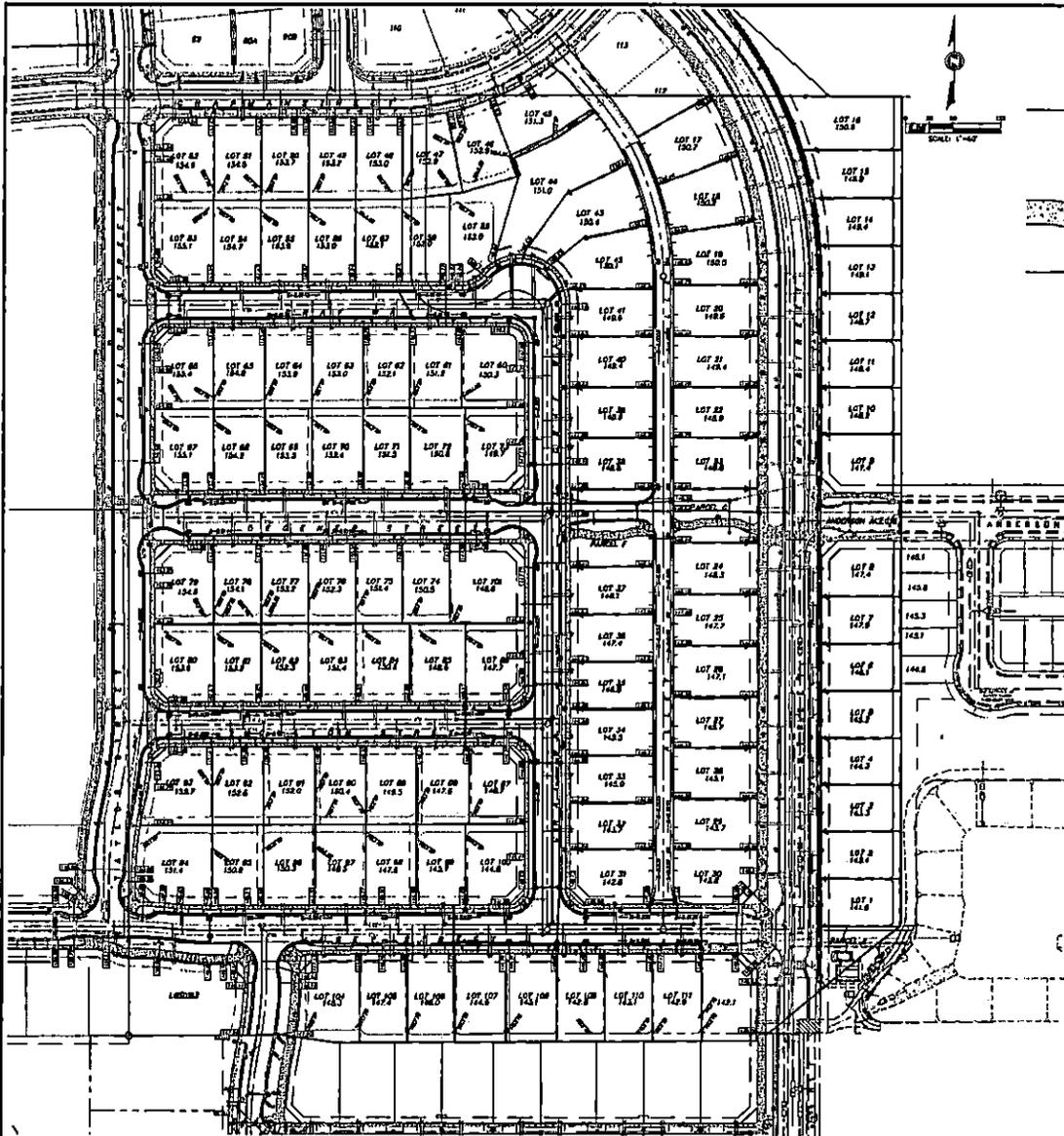
THAT REAL PROPERTY SITUATE IN THE CITY OF WINTERS, COUNTY OF YOLO, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 1 WEST, MOUNT DIABLO MERIDIAN, AND BEING A PORTION OF PARCEL M, AS IT APPEARS IN DOC-2006-0041745-00, AND BEING A PORTION OF PARCEL "2", AS IT APPEARS IN DOC-2004-0005956-00, YOLO COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL M, MARKED BY A 5/8" REBAR WITH CAP RCE 32067; THENCE SOUTH 89°58'26"; EAST 471.50 FEET, ALONG THE NORTHERLY LINE OF SAID PARCEL; THENCE NORTH 24°01'00" WEST 28.50 FEET; THENCE, NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET WHICH BEARS NORTH 24°01'00" WEST, HAVING A CENTRAL ANGLE OF 18°34'33" AND AN ARC LENGTH OF 97.26 FEET; THENCE SOUTH 40°06'32" EAST 104.15 FEET; THENCE, SOUTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 10°21'01" AND AN ARC LENGTH OF 64.13 FEET; THENCE NORTH 59°59'53" EAST 105.66 FEET; THENCE SOUTH 89°58'26" EAST 240.75 FEET TO A 5/8" REBAR WITH CAP RCE 32067 MARKING THE NORTHEAST CORNER OF SAID PARCEL M; THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL, SOUTH 00°13'16" EAST 1052.10 FEET TO AN ANGLE POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL M; THENCE, SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,196.28 FEET WHICH BEARS SOUTH 36°27'17" EAST HAVING A CENTRAL ANGLE OF 03°36'56" AND AN ARC LENGTH OF 75.49 FEET; THENCE, CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 49°55'47" WEST 138.95 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL M; THENCE, ALONG SAID SOUTHERLY LINE, SOUTH 89°38'14" WEST 15.44 FEET; THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 00°27'27" EAST 80.30 FEET; THENCE NORTH 44°53'33" WEST 28.46 FEET; THENCE SOUTH 89°45'26" WEST 50.02 FEET; THENCE SOUTH 00°14'34" EAST 110.68 FEET; THENCE SOUTH 89°38'14" WEST 463.23 FEET; THENCE NORTH 81°44'41" WEST 66.73 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL M, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID PARCEL "2"; THENCE , ALONG SAID COMMON LINE, SOUTH 89°38'14" WEST 196.57 FEET TO A 5/8" REBAR WITH CAP RCE 32067 MARKING THE SOUTHWEST CORNER OF SAID PARCEL M; THENCE, ALONG THE WESTERLY LINE OF SAID "PARCEL M, NORTH 00°14'34" WEST 1,193.86 FEET TO THE POINT OF BEGINNING, AND DESCRIBED IN THAT CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 1, 2007 AS INSTRUMENT NO. 2007-0004208, OFFICIAL RECORDS.

APN: 030-220-049-000

EXHIBIT B

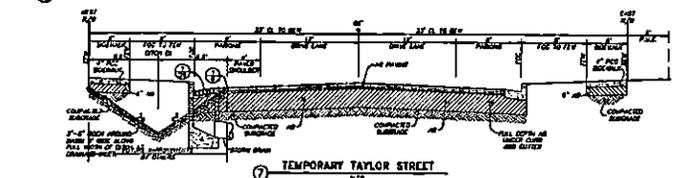
AMENDED CALLAHAN ESTATED TENTATIVE SUBDIVISION MAP



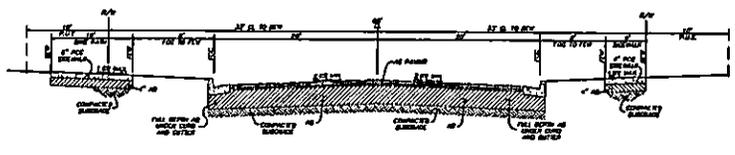
LEGEND:

PROPOSED	EXISTING	DESCRIPTION
		STORM DRAIN AND MANHOLE
		SANITARY SEWER, MANHOLE & CLEANOUT
		FIRE HYDRANT AND VALVE ASSEMBLY
		WATER VALVE, VALVE, AIR RELEASE VALVE & BLEEDOFF VALVE
		CATCH BASIN OR DRAINAGE INLET
		CURB INLET
		GRATE INLET
		FLOWLINE OF DITCH OR SWALE
		DIRECTION OF SURFACE DRAINAGE FLOW
		RIGHT OF WAY
		ROAD CENTERLINE
		TOP OF CURB ELEVATIONS

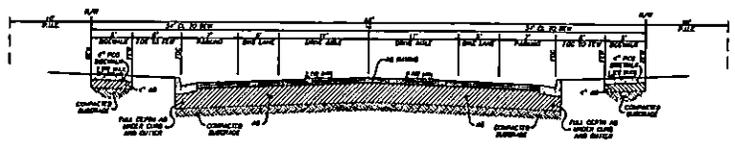
① TYPICAL DECORATIVE CROSSWALK



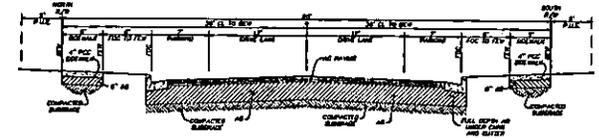
② TEMPORARY TAYLOR STREET



③ TAYLOR STREET AT BUILDOUT



④ DEGENER STREET

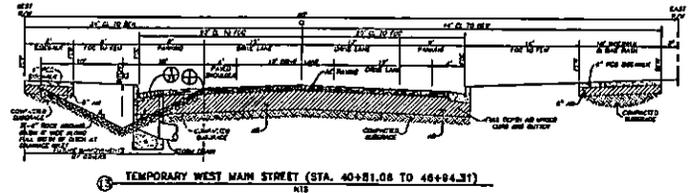
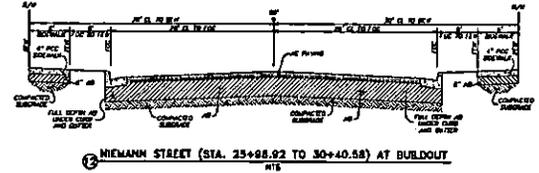
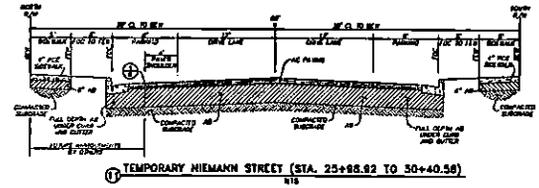
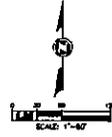
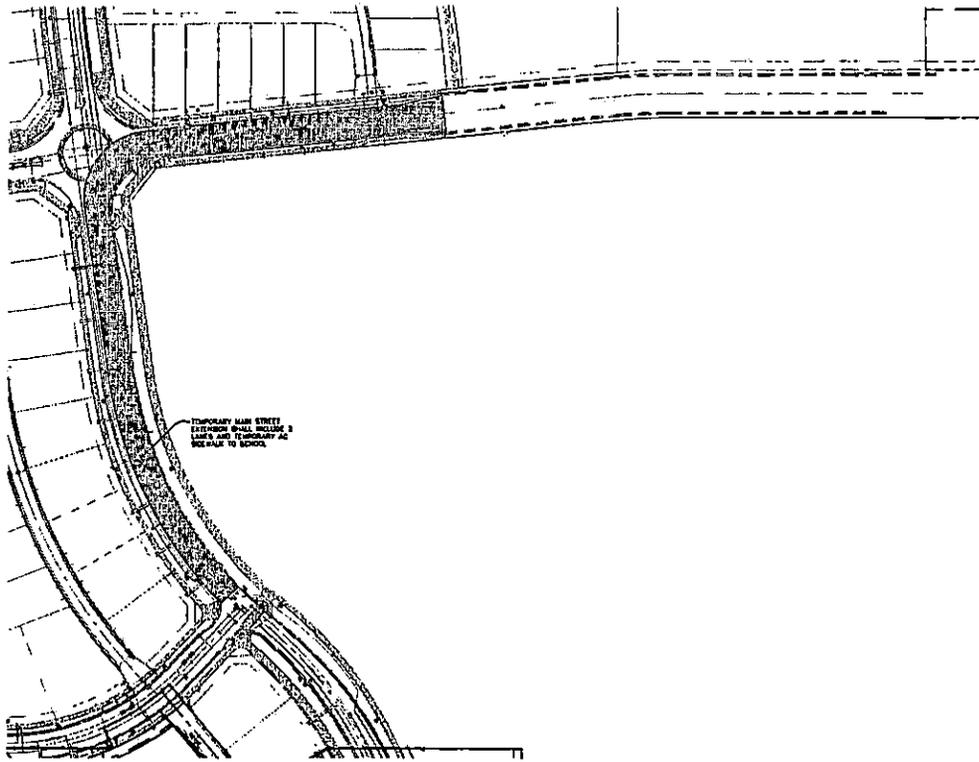


⑤ ANDERSON AVENUE (STA. 31+00.00 TO 32+34.00)

TENTATIVE MAP
FOR
SUBDIVISION NO. 4508
CALLAHAN



LOCATED IN A PORTION SECTION 25 TOWNSHIP 8 NORTH
RANGE 3 WEST MOUNTAIN QUAD MOUNTAIN
CITY OF IRVINE, CALIFORNIA
LAUGENOUR AND MEIKLE
CITY ENGINEERS & LAND SURVEYORS
1700 WEST ORANGE AVENUE, SUITE 100
IRVINE, CALIFORNIA 92614
MAP 13, 2018
SHEET 2 OF 3



TENTATIVE MAP
FOR
SUBDIVISION NO. 4508
CALLAHAN

LOCATED IN A PORTION SECTION 21 TOWNSHIP 8 NORTH,
RANGE 1 WEST, MOUNT DIABLO MERIDIAN,
COUNTY OF YUBA, CALIFORNIA
LAUGENOUR AND MEIKLE
CITY ENGINEERS - LAND SURVEYORS - PLANNERS
P.O. BOX 1374, YUBA, CALIFORNIA 95974 TEL. 752-0111
SHEET 3 OF 3 MAY 13, 2018





**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Nanci G. Mills, Director of Administrative Services/City Clerk
SUBJECT: Street Closure Request by Winters Chamber of Commerce for Annual Earthquake Festival to be Held on August 24, 2018

RECOMMENDATION:

Approve the closure of East Main Street between Elliot Street and Railroad Avenue, Main Street between Railroad and First Street, and Railroad Avenue between Abbey and Russell Streets to allow for the Winters Chamber of Commerce Earthquake Street Festival.

BACKGROUND:

The Winters Chamber of Commerce has requested the closure of the aforementioned streets from 3:00 p.m. to 11:30 a.m. on Friday, August 24, 2018. They have requested that barricades be placed at these intersections.

If approved, closure notification will be posted on all affected streets a minimum of 48 hours prior to the scheduled closures.

Per the City's Street Closure Ordinance, it requires Council approval on identified streets on the attached request form.

FISCAL IMPACT:

To be Determined (Police staff overtime, signage, barricade placement).

RECEIVED

JUN 19 2018

CITY OF WINTERS



City of Winters Request for Street Closure

This application is for citizens or groups that have occasion to request that streets be temporarily closed for such things as bicycle races, running contests, block parties and other such events requiring the re-routing of traffic. For a parade or amplified sound an additional permit is required.

A request to close streets shall be filed with the Police and Public Works Departments at least ten (10) business days prior to the date the street would be closed.

There shall be no closure of the following streets without Council approval:

- 1. Main Street
- 2. Railroad Street
- 3. Grant Avenue
- 4. Valley Oak Drive
- 5. Abbey Street

Request to close these streets shall be processed in much the same manner except that the request shall be submitted to the City Council by the Police Department. Requests to close the streets herein listed shall be submitted at least thirty (30) business days prior to the street closure.

Requests for street closures that are not submitted by the minimum time lines may be granted only by the Winters City Council.

Name: Carrie Green Organization: Winters Chamber

Address: 201 First Street, Winters Mailing Address: _____

Telephone: (530) 795-2329 Today's Date: June 8 2018

Streets Requested: Main Street (from E. Main/Elliot to Main/1st Street)
 *RAILROAD AVE. (FROM ABBEY (OR ABBEY TO RUSSELL ST.) (M)

Date of Street Closure August 24, 2018 Time of Street Closure: 3:00-11:30 p.m.

Description of Activity: Earthquake Festival

Services Requested of City: Road barricades

APPROVED: AM Police Department _____ Public Works Department

Approved: [Signature] Fire Dept.

City of Winters Request for Street Closure

Please provide a listing of the names and signatures of people living on the street (s) to be closed and acknowledging that they know why the closure is requested and that they agree to the closure. Attach additional sheets if necessary.

Main Street businesses:

Jean Polemardi 18 main st KW Vaca Valley
 James Dent 32 main st
~~James Dent~~ 44 main st
 Kawana Padilla 48 main st
 Adry's Boutique 47 Main St.
 El Pueblo 43 Main St
 Winters Health Dental 31 Main St
 Winters Healthcare 23 Main st
 CLOTH CAROUSEL 9 MAIN ST
 Putah Creek Cafe 1 main st
 IN protest - Turbough 304 Railroad
 ARC Quora 308 RAILROAD
 The Clayground - Rehner 7E Main 7B
 Sandy Vicky 7E Main St C.
 Cloth Caroussel Sierra Krea 14 Main St.
 Genat Marten 11 Main St Winters

Date of Application: 6-8-18 To City Council: _____

Name of Person(s)/ Organization: Chamber of Commerce Contact: Kathy Cowan
Business Address: 201 First Street Telephone: 795-2329
Winters, CA 95694
Telephone: (530) 795-2329

Type of Event: Earthquake Festival

Purpose of Event: (ie; fundraiser, parade, festival, etc.): Community Festival

Date/Time of Event: Friday, August 24, 2018 From: 5:00pm To: 11:00pm

Location/Address of Event: 1st & Main Streets

Rated Output of Amplifier in Watts: 3,000+ Number of Speakers: 6+

I have provided a list of and contacted all property owners adjacent to and within 300 feet of the event. Their approval of this event is indicated by their signature on the attached petition. Complaints about the sound will result in a warning and a request to reduce the volume. Additional complaints will result in the cessation of amplified sound. All amplified sound must be extinguished no later 10:00 p.m. pursuant to Winters Municipal Code Title VI; Chapter 7-Noise Control. Signing below certifies that all information contained within this application is correct. In the event that any of this information is found to be fraudulent, it may result in an automatic denial of this application.

Signature: Carrie Shree

For City Use Only	
Proof of Insurance:	<input type="checkbox"/> N/A (Not City Property) <input type="checkbox"/> Yes <input type="checkbox"/> No
Rental Fee Paid:	<input type="checkbox"/> N/A (Not City Property) <input type="checkbox"/> Yes <input type="checkbox"/> No
Police Department:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
	Date: <u>6/18/18</u>
	Authorized Signature: <u>[Signature]</u>
City Council:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
	Date: _____
	Authorized Signature: _____

RECEIVED
JUN 19 2018
CITY OF WINTERS

Fire Dept. Approved Authorized Signature [Signature]

W I N T E R S
E A R T H Q U A K E
S T R E E T F E S T I V A L

The Winters Chamber of Commerce is excited to bring

27th annual Earthquake Festival

Friday, August 24th 5:00-11:00 p.m.

At the festival, we will have live music on the center stage at 1st and Main Street
(near First Northern) from 5:00-11:00 p.m.

Please be aware that we have submitted an amplified sound permit for this time
frame, as well as a road closure application for Main Street from 3:00-11:30 p.m.
(from 1st to Elliott streets).

If you have any questions, comments or concerns, please contact us at (530) 795-
2329 or by email at director@winteschamber.com

We thank you for your support!

RECEIVED

JUN 18 2018



CITY OF WINTERS

Special Event Application

DESCRIPTION

Event Title: Earthquake Festival

Description :

The mission of the Earthquake Festival is to provide a vibrant and safe gathering that builds the community and supports local business and tourism.

Will you charge admission? If so, what amount? :

No

Anticipated Attendance: _____

DATE/TIME

Setup Date: _____ Time: 3:00 Day of Week: Friday

Event Starts: Date: _____ Time: 5:30 Day of Week: _____

Event Ends: Date: _____ Time: 10:00 Day of Week: _____

Dismantle: Date: _____ Time: 11:30 Day of Week: _____

LOCATION

Location Description:

East Main/Main Street (from the intersections of East Main/Elliot to Main Street/1st Street)

CONTACTS

Host Organization: Winters Chamber of Commerce

Host Organization Primary Contact & Phone: Kathy Cowan; 795-2329

SITE PLAN

Please submit a detailed site plan identifying Street Names, parking spaces to be closed, location of barriers/barricades, location of all vendor booths/shade canopies, beer gardens or wine tasting areas, and locations of generators and food preparation equipment. **Attached**

ENTERTAINMENT AND RELATED ACTIVITIES

Performer/Band Name & Type of Music:

Folklorico/Mariachi (5:00-6:00); Opening Act (6:00-7:30);
Time Bandits (8:00-11:00)

Will amplified sound be used? Yes

Provide rated output of amplifier in watts: _____

Number of speakers: 2-4

ALCOHOL

Does your event involve the use of alcohol? Yes

Circle One: Free/Host Alcohol Alcohol Sales Host & Sale Alcohol Beer
 Beer & Wine Beer, Wine & Spirits

Please describe your plan to ensure the safe sale or distribution of alcohol at your event.

The Winters Chamber of Commerce checks the I.D. of every individual purchasing
beer and wine tickets. Patrons are then supplied a bracelet so the beverage vendors
are aware that they have been carded.

FOOD & GOODS VENDORS

Does your event include food concession and/or preparation areas?

Yes; food and beverage sold by individual vendors

How do you intend to cook food in the event area?

N/A

Will items or services be sold at your event? Yes; non-food and beverage vendors will be in attendance.

If yes please attach a complete list of vendors and include a description of the types of goods/food/services that the vendor provides. **The vendors will change monthly. Vendors are required to obtain a one-day business license through the City.**

COMMUNITY OUTREACH

Please attach a copy of your community outreach notice and signature sheet that you provided to the businesses/residents in your event vicinity.

INSURANCE

Please attach Commercial General Liability Insurance and a separate additional Insured Endorsement for the Host Organization and all vendors. If your event features alcohol, Liquor Liability Insurance is also required.

CERTIFICATION

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief that I have read, understand and agree to abide by the rules and regulations governing the proposed Special Event. Applicant agrees to comply with all other requirements of the City, County, State, Federal Government, and any other applicable entity which may pertain to the use of the Event venue and the conduct of the Event. I agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am also authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be incurred by or on behalf of the Event to the City of Winters.

Name of Host Organization: Chamber of Commerce

Title: Executive Director

Signature: Carrie Pees

Date: June 8, 2018

INDEMNIFICATION

The undersigned agrees by their signature that they are an authorized agent/representative for the requesting agency, and further agrees the rules and regulations will be complied with in full. I further agree that I am responsible to the City of Winters for the use and care of City property. I further agree that the nature of the activity will conform to that stated in this application. I agree to indemnify and hold harmless the City of Winters, its officers, agents, and employees against any and all loss, damage and/or liability that may be suffered or incurred by the City of Winters, its officers, agents, and employees.

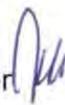
Signature: Carrie Pees Date: June 8, 2018

FEES

Encroachment of Public Right-of-Way	\$54.00 per Event
Business License Fees (per vendor)	\$86.00 annual or \$10.00 one-day



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Nanci G. Mills, Director of Administrative Services/City Clerk
SUBJECT: Monthly Street Closure Request Submitted by the Winters Chamber of Commerce for Street Meat

RECOMMENDATION:

Approve the Request for Street Closure of Main Street between Railroad Avenue and the mid-block crosswalk for the monthly Street Meat event scheduled for the following Fridays: June 22, July 27, September 28, and October 26 from 4:00 p.m. to 9:00 p.m. subject to maintenance and operational requirements established by City staff.

BACKGROUND:

The Winters Chamber of Commerce has requested the partial closure of Main Street for the dates and times specified above. The Street Meat event will feature food and wine provided by the Buckhorn Steakhouse, Putah Creek Café, Berryessa Gap Winery and Turkovich Family Wines.

The Chamber has notified the Main Street business owners located within this area of the requested closure dates. They have provided the names and signatures of those business owners who have acknowledged and agreed to these requests. The Chamber has requested that closure notification be posted on all affected streets a minimum of 24 hours prior to the scheduled closures and barricades be placed at the Main/Railroad intersection and the Main/Mid-Block Crosswalk.

As per the City's Street Closure Ordinance, this request requires Council approval of identified streets on the attached Request for Street Closure.

FISCAL IMPACT: TBD (signage, barricade placement)



RECEIVED
 JUN 19 2018
 CITY OF WINTERS

City of Winters Request for Street Closure

This application is for citizens or groups that have occasion to request that streets be temporarily closed for such things as bicycle races, running contests, block parties and other such events requiring the re-routing of traffic. For a parade or amplified sound an additional permit is required.

A request to close streets shall be filed with the Police and Public Works Departments at least ten (10) business days prior to the date the street would be closed.

There shall be no closure of the following streets without Council approval:

1. Main Street
2. Railroad Street
3. Grant Avenue
4. Valley Oak Drive
5. Abbey Street

Request to close these streets shall be processed in much the same manner except that the request shall be submitted to the City Council by the Police Department. Requests to close the streets herein listed shall be submitted at least thirty (30) business days prior to the street closure.

Requests for street closures that are not submitted by the minimum time lines may be granted only by the Winters City Council.

Name: Buckhorn Steakhouse Organization: Chamber
 Address: 2 Main Street Mailing Address: _____
 Telephone: 530-795-4503 Today's Date: 6/14/18
 Streets Requested: Railroad to 1/2 Main first Block
 Date of Street Closure: 6/22-7-27 Time of Street Closure: 4:00 PM.
8/24-9/28-10/26
 Description of Activity: Street Meet - Wine Tasting
Justovich Wine - Putsch Creek Cafe
 Services Requested of City: _____
Close Street Signs
 APPROVED: _____ Police Department _____ Public Works Department



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Nanci G. Mills, Director of Administrative Services/City Clerk
SUBJECT: Claim Against the City of Winters – Barbara Meyer

RECOMMENDATION:

It is recommended that the City Council deny the claim and refer to Yolo County Public Agency Risk Management Insurance Authority (YCPARMIA).

BACKGROUND:

When the City of Winters receives a Claim for Damages to Person or Property, the claim is denied and referred to YCPARMIA to handle the investigation.

FISCAL IMPACT:

Not to exceed the City's \$1,000 deductible, with any costs in excess to come from funds pooled at the JPA.

barb-meyer@sbglobal.net



CITY OF WINTERS
california
Est. 1875

RECEIVED
JUN 20 2018
CITY OF WINTERS

CLAIM FOR DAMAGES
TO PERSON OR PROPERTY

TO: (Entity) City of Winters

1. Claims for death, injury to person or to personal property must be filled out not later than six months after the occurrence. (Gov. Code Sec. 911.2)
2. Claims for damages to real property must be filled not later than 1 year after the occurrence.
3. Read entire claim form, both sides, before filing.
4. See page 2 for diagram upon which to locate place of accident.
5. This claim form must be signed on page 2 at bottom.
6. Attach separate sheets, if necessary, to give full details. SIGN EACH SHEET.

NAME OF CLAIMANT <u>BARBARA MEYER</u>		Date of Birth of Claimant <u>10/15/52</u>
Home Address of Claimant <u>504 ABBEY ST</u>		Occupation of Claimant <u>RETIRED</u>
City and State <u>WINTERS, CA</u>		Home Telephone Number <u>530-979-7548</u>
Business Address of Claimant <u>N/A</u>		Business Telephone Number <u>N/A</u>
Give address and telephone number to which you desire notices or communications to be sent regarding this claim: <u>504 ABBEY ST., WINTERS, CA 95694</u> <u>530-979-7548</u>		
When did DAMAGE or INJURY occur? Date <u>6/17/18</u> Time <u>9:35AM</u>	Section 111 of the Medicare Medicaid & S-CHIP Extension Act requires the entity to report certain claims to the federal government. Please indicate if the claimant is: <u>65 years of age or older</u> , or is receiving Social Security Disability Insurance Benefits for 24 or more months, or has End Stage Renal Disease. If yes, you may be required to provide additional information to process your claim. <u>(YES)</u> / NO (circle one)	
If claim is for Equitable Indemnity, give date claimant served with the complaint: Date _____		

Where did DAMAGE or INJURY occur? Describe fully, and locate-on-diagram on Page 2. Where appropriate, give street names and address and measurements from landmarks. AT THE INTERSECTION OF HAVEN ST. AND ABBEY ST. NEAREST LANDMARK IS THE LITTLE LEAGUE FIELD.

Describe in detail how the DAMAGE or INJURY occurred: SEE ATTACHED

Names of any employees involved in INJURY or DAMAGE:
Why do you claim the Entity is responsible? NOT HAVING A DIP SIGN WARNING ON HAVEN ST. PRIOR TO STOP SIGN, AT ABBY ST. INTERSECTION. WHICH IS WHERE ABBEY ST. RISES TO HUMP IN THE MIDDLE OF ST.

Describe in detail each INJURY or DAMAGE:

The amount claimed, as of the date of presentation of the claim, is computed as follows:

Damages incurred to date (exact)		Estimated prospective damages as far as known	
Damage to property.....	\$ 1,918.05	Future expenses for medical and hospital care.....	\$ N/A
Expenses for medical and hospital care...	\$ _____	Future loss of earnings.....	\$ N/A
Loss of earnings.....	\$ _____	Other prospective special damages.....	\$ N/A
Special damages for.....	\$ _____	Total estimate prospective damages.....	\$ N/A

General Damages.....\$ _____
 Total damages incurred to date.....\$ 1,918.05

Total amount claimed as of date of presentation of the claim: \$ 1,918.05

Was damage and/or injury investigated by police? NO If so, what city? _____
 Were paramedics or ambulance called? NO If so, name city or ambulance _____
 If injured, state date, time, name and address of doctor of your first visit N/A

WITNESSES to DAMAGE or INJURY. List all person and addresses of persons known to have information:

Name DEAN MEYER Address 504 ABBEY ST, WINTERS Phone 530-979-7564
 Name _____ Address _____ Phone _____
 Name _____ Address _____ Phone _____

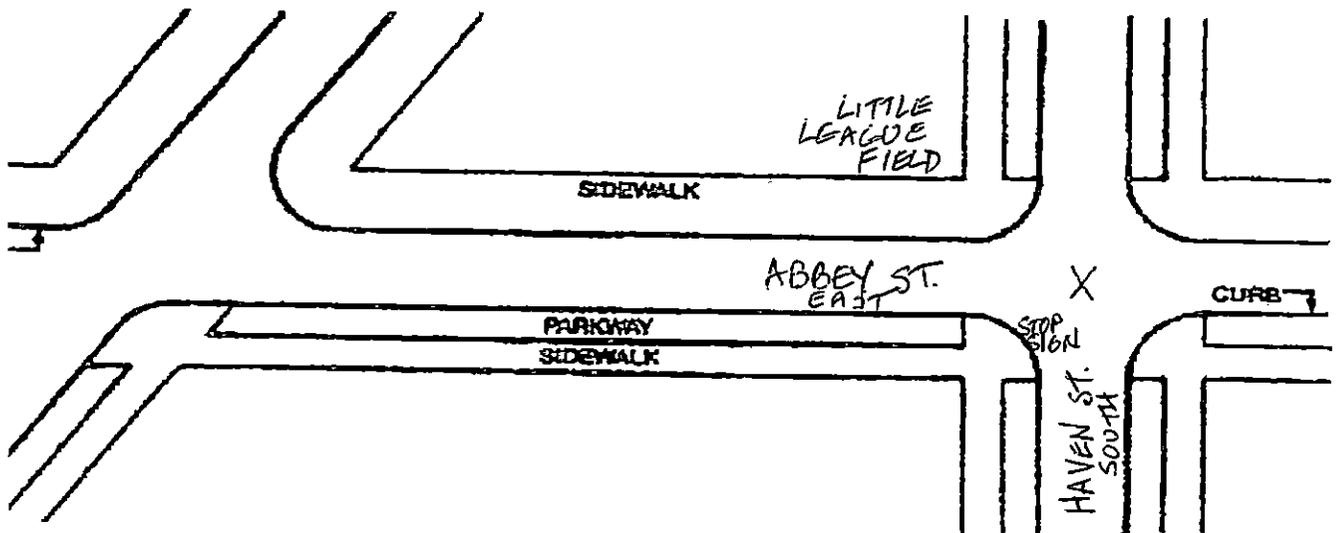
DOCTORS and HOSPITALS

Hospital _____ Address _____ Date Hospitalized _____
 Doctor _____ Address _____ Date of Treatment _____
 Doctor _____ Address _____ Date of Treatment _____

READ CAREFULLY

For all accident claims place on following diagram names of streets, including North, East, South and West. Indicate place of accident by "X" and by showing house numbers or distance to street corners.

NOTE: If diagrams below do not fit the situation, attach hereto a proper diagram signed by claimant.



Signature of Claimant or person filing on his behalf giving relationship to Claimant: <u>Barbara Meyer</u>	PRINT Name: <u>BARBARA MEYER</u>	Date: <u>6/20/18</u>
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NOTE: CLAIMS MUST BE FILED WITH THE CLERK OR GOVERNING BOARD (Gov. Code Sec. 915a). Presentation of a false claim is a felony (Pen. Code Sec. 72)

Name of Claimant: Barbara Meyer

Date of Damage: 6/17/18

Describe in detail how the DAMAGE occurred: Made right turn from Main St. to Edwards St. Then turned right on Haven St. proceeding south. (This was the first time I have ever driven on Haven St.). I made the stop at the Stop Sign at Haven St. and Abbey St., I then proceeded forward. I was not aware of how Abbey St. rose up to a hump in the middle of this intersection which caused me to scrape the bottom of the front bumper of my car, as well as, the center shroud cover underneath the car.

Barbara Meyer
6/20/18



American Auto Body Specialists, Inc.

Your Satisfaction is Our #1 Priority
 1950 WALTERS COURT, FAIRFIELD, CA 94533
 Phone: (707) 427-3463
 FAX: (707) 434-9773

Workfile ID: 7974abe4
 Resale Number: SRJHF 100091365
 State EPA: CAL000260652
 License Number: AJ223846
 BAR: AJ223846

Estimate

RO Number:

Customer:	Insurance:	Adjuster:	Estimator:
MEYER, BARBARA	SELF PAY	Phone:	JOHNNY HOOD
504 ABBEY ST		Claim:	Create Date: 6/20/2018
WINTERS, CA 95694		Loss Date:	
(530) 979-7548		Deductible:	

2014 BENZ E-Class E350 Luxury RWD 4D SED 6-3.5L Gasoline Gasoline Direct Injection WHITE

VIN: WDDHF5KB4EA827634	Interior Color:	Mileage In: 53,307	Vehicle Out:
License: DP703YS	Exterior Color: WHITE	Mileage Out:	
State: CA	Production Date: 6/2013	Condition: Excellent	Job #:

Line	Ver	Operation	Description	Qty	Extended Price \$	Part Type	Labor	Type	Paint
1	E01		FRONT BUMPER & GRILLE						
2	E01	Overhaul	O/H bumper assy			OEM	4.2	Body	
3	E01	Remove/Replace	LT Outer molding	1	144.00T	OEM	0.0	Body	
4	E01	Remove/Replace	RT Outer molding	1	145.00T	OEM	0.0	Body	
5	E01	Remove/Replace	Lower molding	1	190.00T	OEM	0.0	Body	
6	E01	Repair	Bumper cover w/park snsr				2.5	Body	2.6
7	E01		Add for Clear Coat						1.0
8	E01		COLOR MATCH				0.5	Body	
9	E01		FLEX	1	8.00T	Other			
10	E01		RADIATOR SUPPORT						
11	E01	Remove/Replace	Front deflector E350 w/o 4Matic, E400 w/o AMG pkg	1	130.00T	OEM	0.3	Body	
12	E01	Remove/Replace	Center cover E350 w/o 4Matic, E400 w/o skid plate	1	42.00T	OEM	0.3	Body	

Estimate Totals	Discount \$	Markup \$	Rate \$	Total Hours	Total \$
Parts					659.00
Labor, Body			90.00	7.8	702.00
Labor, Refinish			90.00	3.6	324.00
Material, Paint			42.00	3.6	151.20
E.P.C.					14.00
Subtotal					1,850.20
Sales Tax					67.85
Grand Total					1,918.05

T = Taxable Item, RPD = Related Prior Damage, AA = Appearance Allowance, UPD = Unrelated Prior Damage, PDR = Paintless Dent Repair, A/M = Aftermarket, Rechr = Rechromed, Reman = Remanufactured, OEM = New Original Equipment Manufacturer, Recor = Re-cored, RECOND = Reconditioned, LKQ = Like Kind Quality or Used, Diag = Diagnostic, Elec = Electrical, Mech = Mechanical, Ref = Refinish, Struc = Structural

Estimate

RO Number:

2014 BENZ E-Class E350 Luxury RWD 4D SED 6-3.5L Gasoline Gasoline Direct Injection WHITE

Net Total	1,918.05
------------------	-----------------

Estimate Version	Total \$
Original	1,918.05

Insurance Total \$:	0.00
Received from Insurance \$:	0.00
Balance due from Insurance \$:	0.00
Customer Total \$:	1,918.05
Received from Customer \$:	0.00
Balance due from Customer \$:	1,918.05

All repairs will be based on American Autobody Specialists Inc. estimate and invoice and not that of any other party.

All crash parts are new O.E.M. unless otherwise specified.

I acknowledge that a teardown of my vehicle will prevent reassembly of my vehicle to its condition as received by American Autobody Specialists Inc.

Initials _____

Storage charges will accrue at a rate of \$35 a day after notification.

I authorize American Autobody Specialists Inc. to have repairs performed by sublet contractors and American Autobody Specialists Inc. will warrant any work performed by its sublet contractors.

No car will be released until payment is made in full.

American Autobody Specialists Inc. does not accept personal checks.

Please remove all personal items from your vehicle. American Autobody Specialists Inc. will not be responsible for loss or damage to your vehicle or article left in the vehicle in case of fire, theft, accident or any other cause beyond our control.

I acknowledge receipt of a vehicle check-in report.

Initials _____

I hereby authorize any and all payments and supplement payments to be payable to American Autobody Specialists Inc. I authorize American Autobody Specialists Inc. to act as Power of Attorney to sign any payments.

Authorized by: _____ Date: _____

I hereby authorize the above work to be done along with supplying the necessary material, and hereby grant you and/or your employee's permission to operate the vehicle described herein on streets, highways or elsewhere for the purpose of testing and/or inspection. A statutory possessorie lien is hereby acknowledged pursuant to California Code of Civil Procedures Section d 3051 and 3068 of Seq. on the above vehicle to secure the amount of repairs thereto. Further, in the event that legal action is commenced to enforce any provisions of this agreement, the party prevailing in such action shall be entitled to a reasonable sum, for the attorney's fees in such action.

Signature: _____ Date: _____

"I acknowledge notice and oral approval of an increase in the original estimated price".

Initials _____

American Autobody Specialists Inc. would like to thank you for allowing us to repair your vehicle. We hope that you are thoroughly satisfied with our

T = Taxable Item, RPD = Related Prior Damage, AA = Appearance Allowance, UPD = Unrelated Prior Damage, PDR = Paintless Dent Repair, A/M = Aftermarket, Rechr = Rechromed, Reman = Remanufactured, OEM = New Original Equipment Manufacturer, Recor = Re-cored, RECOND = Reconditioned, LKQ = Like Kind Quality or Used, Diag = Diagnostic, Elec = Electrical, Mech = Mechanical, Ref = Refinish, Struc = Structural

Estimate

RO Number:

2014 BENZ E-Class E350 Luxury RWD 4D SED 6-3.5L Gasoline Gasoline Direct Injection WHITE

repair work. Should the need of service ever arise again, please be assured that our staff will be happy to help you in any way we can.

THANK YOU FOR THIS OPPORTUNITY TO SERVE YOU.

Limited Lifetime Warranty

All repairs are covered by a limited lifetime warranty against defects in paint/dent repair materials and workmanship for as long as you own your vehicle. Replacement parts may have warranties from their manufacturer. Damage caused by natural or man made accidents are not covered under this warranty. This includes chips and scratches from rocks and other road debris. Paint finish material is only warranted if proper cleaning and maintenance procedures are followed.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Nanci G. Mills, Director of Administrative Services/City Clerk
SUBJECT: Claim Against the City of Winters – Maribel Alexis

RECOMMENDATION:

It is recommended that the City Council deny the claim and refer to Yolo County Public Agency Risk Management Insurance Authority (YCPARMIA).

BACKGROUND:

When the City of Winters receives a Claim for Damages to Person or Property, the claim is denied and referred to YCPARMIA to handle the investigation.

FISCAL IMPACT:

Not to exceed the City's \$1,000 deductible, with any costs in excess to come from funds pooled at the JPA.



Received
6/15/18
gfm

CLAIM FOR DAMAGES
TO PERSON OR PROPERTY

TO: (Entity) City of Winters / Winters Police Dept.

1. Claims for death, injury to person or to personal property must be filled out not later than six months after the occurrence. (Gov. Code Sec. 911.2)
2. Claims for damages to real property must be filled not later than 1 year after the occurrence.
3. Read entire claim form, both sides, before filling.
4. See page 2 for diagram upon which to locate place of accident.
5. This claim form must be signed on page 2 at bottom.
6. Attach separate sheets, if necessary, to give full details. SIGN EACH SHEET.

NAME OF CLAIMANT <u>Alexis, Maribel</u>		Date of Birth of Claimant <u>2/22/63</u>
Home Address of Claimant <u>P.O. Box 607</u>		Occupation of Claimant <u>Tech</u>
City and State <u>Vacaville, CA</u>		Home Telephone Number <u>(707) 676-0880</u>
Business Address of Claimant <u>460 Blvd, way # 3</u>		Business Telephone Number <u>(916) 434-2700</u>
City and State <u>Oakland, CA 94610</u>		
Give address and telephone number to which you desire notices or communications to be sent regarding this claim: <u>460 Boulevard way, Winters</u> <u>Oakland, CA 94610</u>		
When did DAMAGE or INJURY occur? Date <u>1/16/18</u> Time <u>18:50 hrs</u>	Section 111 of the Medicare Medicaid & S-CHIP Extension Act requires the entity to report certain claims to the federal government. Please indicate if the claimant is: 65 years of age or older, or is receiving Social Security Disability Insurance Benefits for 24 or more months, or has End Stage Renal Disease. If yes, you may be required to provide additional information to process your claim. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (circle one)	
If claim is for Equitable Indemnity, give date claimant served with the complaint: Date _____		

Where did DAMAGE or INJURY occur? Describe fully, and locate on diagram on Page 2. Where appropriate, give street names and address and measurements from landmarks. Bruised, contusions to arms, legs, head

Describe in detail how the DAMAGE or INJURY occurred:
Felix assault, a police authority, ~~exceeded~~ used force.

Names of any employees involved in INJURY or DAMAGE:
Why do you claim the Entity is responsible?
City of Winters police officer 1 - TRD,
but not limited to G. Brown # 532.

Describe in detail each INJURY or DAMAGE:

The amount claimed, as of the date of presentation of the claim, is computed as follows:

Damages incurred to date (exact)		Estimated prospective damages as far as known	
Damage to property.....	\$ <u>TBD</u>	Future expenses for medical and hospital care.....	\$ <u>TBD</u>
Expenses for medical and hospital care.....	\$ <u>TBD</u>	Future loss of earnings.....	\$ <u>0</u>
Loss of earnings.....	\$ <u>TBD</u>	Other prospective special damages.....	\$ <u>0</u>
Special damages for.....	\$ <u>TBD</u>	Total estimate prospective damages.....	\$ <u>0</u>
General Damages.....	\$ <u>TBD</u>		
Total damages incurred to date.....	\$ <u>TBD</u>		

Total amount claimed as of date of presentation of the claim: \$ TBD.

Was damage and/or injury investigated by police? yes If so, what city? Winters
 Were paramedics or ambulance called? yes If so, name city or ambulance Winters
 If injured, state date, time, name and address of doctor of your first visit 11/16/18

WITNESSES to DAMAGE or INJURY. List all person and addresses of persons known to have information:

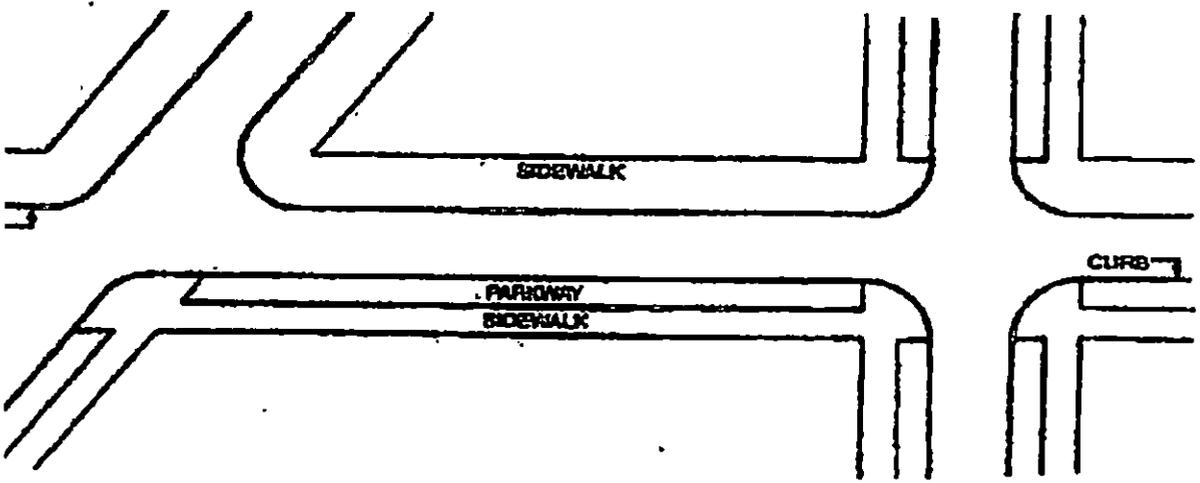
Name TBD Address _____ Phone _____
 Name _____ Address _____ Phone _____
 Name _____ Address _____ Phone _____

DOCTORS and HOSPITALS

Hospital TBD Address _____ Date Hospitalized _____
 Doctor _____ Address _____ Date of Treatment _____
 Doctor _____ Address _____ Date of Treatment _____

READ CAREFULLY

For all accident claims place on following diagram names of streets, including North, East, South and West. Indicate place of accident by "X" and by showing house numbers or distance to street corners.
 NOTE: If diagrams below do not fit the situation, attach hereto a proper diagram signed by claimant.



Signature of Claimant or person filing on his behalf giving relationship to Claimant: <u>[Signature]</u>	PRINT Name: <u>Francisco J. Vera</u>	Date: <u>6/14/18</u>
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NOTE: CLAIMS MUST BE FILED WITH THE CLERK OR GOVERNING BOARD (Gov. Code Sec. 816a). Presentation of a false claim is a felony (Pen. Code Sec. 72)



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Nanci G. Mills, Director of Administrative Services/City Clerk
SUBJECT: Approval of Amplified Sound Permit Application for Winters Healthcare 2nd Annual Dinner on the Bridge

RECOMMENDATION:

Approve the Amplified Sound Permit Application for the Winters Healthcare 2nd Annual Dinner on the Bridge on Saturday, September 8, 2018 on the Winters Historic Trestle Bridge.

BACKGROUND:

Winters Healthcare will be hosting the second annual Dinner on the Bridge to support efforts towards building a healthier Winters. Proceeds from this years event will kick off the capital campaign to build a new health facility for Winters Healthcare and the Winters Community.

FISCAL IMPACT:

None

Date of Application: 6/14/2018 To City Council: 7/17/18

Name of Person(s)/ Organization: WINTERS HEALTHCARE FOUNDATION Contact: IRENE GOYA-TWEED
Business Address: PO Box 1074 Telephone: 530.795.5200
310 MAIN ST WINTERS, CA 95694
Telephone: 530.795.5200

Type of Event: WINTERS HEALTHCARE 2ND ANNUAL DINNER ON THE BRIDGE

Purpose of Event: (ie; fundraiser, parade, festival, etc.): FUNDRAISER

Date/Time of Event: SEPTEMBER 8, 2018 From: 6:00pm To: 10:00pm

Location/Address of Event: WINTERS COMMUNITY CENTER + TRESTLE RAILROAD AVE + MAIN ST WINTERS, CA BRIDGE

Rated Output of Amplifier in Watts: 1000 WATTS AT 8 OHMS Number of Speakers: 4

I have provided a list of and contacted all property owners adjacent to and within 300 feet of the event. Their approval of this event is indicated by their signature on the attached petition. Complaints about the sound will result in a warning and a request to reduce the volume. Additional complaints will result in the cessation of amplified sound. All amplified sound must be extinguished no later 10:00 p.m. pursuant to Winters Municipal Code Title VI; Chapter 7-Noise Control. Signing below certifies that all information contained within this application is correct. In the event that any of this information is found to be fraudulent, it may result in an automatic denial of this application.

Signature: [Handwritten Signature]

RECEIVED

JUL 09 2018

CITY OF WINTERS

For City Use Only

Proof of Insurance: N/A (Not City Property) Yes No

Rental Fee Paid: N/A (Not City Property) Yes No

Police Department: Approved Denied

Date: _____

Authorized Signature: _____

City Council: Approved Denied

Date: _____

Authorized Signature: _____



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager *JW*
FROM: Carol Scianna, Environmental Services Manager *CS*
SUBJECT: East St Pump Station- Control Panel Upgrades

RECOMMENDATION: Staff recommends Council approve funding for East St. Pump Station(ESPS) Control Panel Upgrades in the amount not to exceed \$7116.00. (Listed as item B on attached quote, see highlights)

BACKGROUND: Proposed work will allow the ESPS controls to operate float level controls independently in the event that the PLC/Level Sensor control and SCADA are not functioning. These changes will also enable Call Outs to staff upon loss of power or loss of communication between the control panel and the central SCADA system. These improvements will ensure that the Lift Station will continue to operate upon failure of the PLC and or analog level sensor, providing redundancy in the lift station operations. The Contractor has also provided quotes for similar improvements for the other 4 lift stations, staff is evaluating those quotes to determine if all the work quoted is necessary. We expect to come back with more details on the upgrades needed at a later time.

ATTACHMENTS: Quote from Contractor.



C10 Contractor License #422364

CONTROL SYSTEM INTEGRATION • INSTRUMENTATION SALES & SERVICE
SCADA • PLC/HMI • Telemetry • Calibration • Maintenance

July 6, 2018

City of Winters

Sent via email: jim.keating@cityofwinters.org

Attn: Jim Keating
Subj: Revise Controls at Lift Stations 1, 2, 3, 4 & 5 Rev 1
Ref: TBD

Dear Jim,

Telstar Instruments is pleased to quote the revision of the above Lift Station Controls to Provide Float Level Control without PLC/Level Sensor control and SCADA Annunciation and Call Out upon loss of Station Power or Loss of Communication between the panel and your central SCADA system. These changes will ensure that the above Lift Stations will continue to operate upon failure of the PLC and/or analog level sensor. This proposal is based on the following Scope of Supply and Work.

Scope of Work:

A. LS-1 Walnut & Almond

- 1. Revise control panel wiring to make float control independent of current level sensor and PLC control
 - a. The HMI and PLC will be programed to annunciate Panel in Float Mode and a Reset PB will be added to the HMI to allow operations to return the lift station to analog sensor level control.
- 2. Revise PLC and SCADA to annunciate when Panel is in Float Control Mode.
- 3. Install a Power Failure Relay which will provide a signal to the PLC and SCADA upon loss of station power. SCADA will immediately generate a call out as PLC power and radio telemetry power will be quite short while on UPS power.
- 4. Incorporate logic within SCADA to annunciate a loss of communication with the PLC. This will also generate a call out.
- 5. Test the system to confirm changes are operable and demonstrate the revised control wiring to the City's representative.
- 6. **LS-1 Cost**..... \$6,976.00

B. LS-2 E Street

- 7. Revise control panel wiring to make float control independent of current level sensor and PLC control
 - a. The HMI and PLC will be programed to annunciate Panel in Float Mode and a Reset PB will be added to the HMI to allow operations to return the lift station to analog sensor level control.
- 8. Revise PLC and SCADA to annunciate when Panel is in Float Control Mode.



- 9. Install a Power Failure Relay which will provide a signal to the PLC and SCADA upon loss of station power. SCADA will immediately generate a call out as PLC power and radio telemetry power will be quite short while on UPS power.
- 10. Incorporate logic within SCADA to annunciate a loss of communication with the PLC. This will also generate a call out.
- 11. Revise HMI programming to show alarms.
- 12. Test the system to confirm changes are operable and demonstrate the revised control wiring to the City's representative.

13. LS-2 Cost \$7,116.00

C. LS-3 Carter Ranch

- 14. Revise control panel wiring to make float control independent of current level sensor and PLC control
 - a. Install (3) float switches to provide low level, high level and high high alarm level. Provide intrinsically safe relays to accommodate the Class 1, Div 2 environment in the sump. This proposal assumes that an existing raceway is available to install the new float switches. If an existing raceway is not available, then a new raceway can be installed for additional compensation.
 - b. The HMI and PLC will be programed to annunciate Panel in Float Mode and a Reset PB will be added to the HMI to allow operations to return the lift station to analog sensor level control.
- 15. Revise PLC and SCADA to annunciate when Panel is in Float Control Mode.
- 16. Install a Power Failure Relay which will provide a signal to the PLC and SCADA upon loss of station power. SCADA will immediately generate a call out as PLC power and radio telemetry power will be quite short while on UPS power.
- 17. Incorporate logic within SCADA to annunciate a loss of communication with the PLC. This will also generate a call out.
- 18. Test the system to confirm changes are operable and demonstrate the revised control wiring to the City's representative.

19. LS-3 Cost \$12,170.00

D. LS-4 El Rio Villa

- 20. Install a Power Failure Relay which will provide a signal to the PLC and SCADA upon loss of station power. SCADA will immediately generate a call out as PLC power and radio telemetry power will be quite short while on UPS power.
- 21. Test the system to confirm changes are operable and demonstrate the revised control wiring to the City's representative.

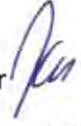
22. LS-4 Cost \$3,083.00

E. LS-5 PG&E Station

- 23. Revise control panel wiring to make float control independent of current level sensor and PLC control
 - a. The HMI and PLC will be programed to annunciate Panel in Float Mode and a Reset PB will be added to the HMI to allow operations to return the lift station to analog sensor level control.
- 24. Revise PLC and SCADA to annunciate when Panel is in Float Control Mode.
- 25. Install a Power Failure Relay which will provide a signal to the PLC and SCADA upon loss of station power. SCADA will immediately generate a call out as PLC power and radio telemetry power will be quite short while on UPS power.



**CITY COUNCIL
STAFF REPORT**

DATE: July 17, 2018
TO: Mayor and City Council
FROM: John W. Donlevy, Jr., City Manager 
SUBJECT: Appointment of Primary and Alternate Representatives on the Yolo County Public Agency Risk Management Insurance Authority (YCPARMIA)

RECOMMENDATION:

That the City Council adopt Resolution 2018-39 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS APPOINTING CITY PRIMARY AND ALTERNATE REPRESENTATIVES TO THE YOLO COUNTY PUBLIC AGENCY RISK MANAGEMENT INSURANCE AUTHORITY.

BACKGROUND:

With the retirement of Director of Administrative Services Nanci Mills, the City is required to appoint new "Primary" and "Alternate" City representatives to serve on the Yolo County Public Agency Risk Management Insurance Authority Board of Directors.

Discussion:

As part of her key work assignments, Human Resources Manager- Crystal Zaragoza is assigned to serve as the City's "Risk Manager" and will oversee the City's liability and workers compensation programs which are provided through the City's membership in the Yolo County Public Agency Risk Management Authority.

Staff recommends that the City Council appoint Crystal to serve as the "Primary" voting representative and City Manager- John W. Donlevy, Jr., to serve as the "Alternate" voting member.

FISCAL IMPACT: Costs associated with updates of State and Municipal records.

Resolution No. 2018-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS APPOINTING
CITY PRIMARY AND ALTERNATE REPRESENTATIVES TO THE YOLO COUNTY
PUBLIC AGENCY RISK MANAGEMENT INSURANCE AUTHORITY

WHEREAS, the City of Winters is a member of the Yolo County Public Agency Risk Management Insurance Authority (YCARMIA), a joint powers agency providing liability and other forms of insurance to public agencies in Yolo County; and

WHEREAS, YCPARMIA requires designation by member agencies of both Primary and Alternate representatives to serve as designated voting members on its Board of Directors, representing the interests of the agencies participating in the business of the Agency; and

WHEREAS, Crystal Zaragoza is responsible for the risk management activities of the City and should serve as the City's "Primary" representative and John W. Donlevy, Jr. is a secondary risk manager and should serve as the "Alternate".

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winters does hereby appoint Crystal Zaragoza to serve as the City's "Primary" representative and John W. Donlevy, Jr., to serve as the "Alternate" representative on the Board of Directors of the Yolo County Public Agency Risk Management Insurance Authority.

DULY AND REGULARLY ADOPTED this 17th day of July, 2018 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

CITY OF WINTERS

, Mayor

ATTEST:

, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE : July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager. *[Signature]*
FROM: Nanci G. Mills, Director of Administrative Services, City Clerk
SUBJECT: Resolution 2018-37 Declaring Results of the June 5, 2018 General Municipal Election

RECOMMENDATION:

Adopt Resolution 2018-37, Declaring the Results of the General Municipal Election Held in the City of Winters.

BACKGROUND:

The City of Winters holds an election each even year in conjunction with the Statewide General Election and is consolidated with Yolo County.

On January 16, 2018, City Council approved Resolution 2018-02, calling for a ballot measure to put before the voters to consider whether to convert the offices of City Clerk and City Treasurer from elected positions to appointed positions.

Elections were held on June 5, 2018 for three City Council seats and Measure G. The final results, which are reflected on Exhibit A of Resolution 2018-37, are the certified election results for the City of Winters sworn to on June 21, 2018 by Jesse Salinas, County Clerk-Recorder for the County of Yolo.

FISCAL IMPACT:

None by this action.

RESOLUTION No. 2018-37

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON
JUNE 5, 2018, DECLARING THE RESULT AND SUCH OTHER MATTERS AS
PROVIDED BY LAW**

WHEREAS, a General Municipal election was held and conducted in the City of Winters, County of Yolo, State of California, on Tuesday, the 5th day of June, 2018, as required by law;

WHEREAS, notice of said election was given in time, form and manner as provided by law; that voting precincts were properly established; election officers were appointed and that in all respects the election was held and conducted and the votes cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the Elections Code of the State of California for the holding of elections in general law cities; and

WHEREAS, they Yolo County Elections Department canvassed the returns of the election and has certified the results to this City Council, the results are received, attached and made part hereof as "Exhibit A".

NOW, THEREFORE, the City Council of the City of Winters, California, does resolve, declare, determine and order as follows:

Section 1 The total number of ballots cast including absentee voters ballots was: 1,407 for the City Council, and

Section 2 That the names of persons voted for at the election for Members of the City Council and Treasurer, as well as ballot Measure G are as follows:

Wade Cowan
Harold Anderson
Pierre Neu

Mike Sebastian

Measure G, Shall the offices of the City Clerk and City Treasurer for the City of Winters be appointive?

Section 3 That the number of votes given at each precinct and the number of votes given in the City to each of the persons above named for the respective offices for which the persons were candidates are listed in the Exhibit attached as "Exhibit A".

Section 4: The City Council does declare and determine that:

City of Winters

Precincts	6	Registration	3,699
Vote-By- Mail Turnout		955	25.8%
Precinct Turnout		452	12.2%
Total Turnout		1407	38.0%

Member, Winters City Council (3 Seats)

Candidate		Votes	%
WADE COWAN		811	35.9%
HAROLD R. ANDERSON		740	32.8%
PIERRE NEU		706	31.3%
	Total	2257	
<i>Precincts reporting:</i>		<i>6</i>	<i>of 6</i> <i>100%</i>

Treasurer City of Winters

Candidate		Votes	%
MICHAEL J. SEBASTIAN		1002	100.0%
	Total	1002	
<i>Precincts reporting:</i>		<i>6</i>	<i>of 6</i> <i>100%</i>

Winters Measure G - Appointive Offices

		Votes	%
Yes		692	54.2%
No		585	45.8%
	Total	1277	
<i>Precincts reporting:</i>		<i>6</i>	<i>of 6</i> <i>100%</i>

Wade Cowan was elected as Member of the City Council for the full term of four years; Harold Anderson was elected as Member of the City Council for the full term of four years; and Pierre Neu was elected as Member of the City Council for the full term of four years; Measure G was approved, making the offices of City Clerk and City Treasurer appointive.

Section 5: The City Clerk shall enter on the records of the City Council of the City, a statement of the result of the election, showing (1) the whole number of ballots cast in the city; (2) the names of the person voted for; (3) For what office each person was voted for; (4) the number of votes given at each precinct to each person; and (5) the total number of votes given to each person.

Section 6: That the City Clerk shall immediately make and deliver to each of the persons so elected a Certificate of Election signed by the City Clerk and authenticated; that the City Clerk shall also administer to each person elected the Oath of Office prescribed in the Constitution of the State of California and shall have them subscribe to it and file it in the office of the City Clerk. Each and all of the persons so elected shall then be inducted into the respective office to which they have been elected.

Section 7: That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED ON July 17, 2018.

AYES:
NOES:
ABSTAIN:
ABSENT:

Wade Cowan, Mayor

ATTEST:

Nanci G. Mills, City Clerk



CITY COUNCIL
STAFF REPORT

DATE: July 17, 2018
TO: Mayor and City Council
FROM: John W. Donlevy, Jr., City Manager 
SUBJECT: Appointment of City Clerk

RECOMMENDATION:

That the City Council adopt Resolution 2018-38 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS APPOINTING TRACY S. JENSEN AS CITY CLERK.

BACKGROUND:

On the June 5, 2018 Municipal Elections, voters approved Measure G which provides for the appointment of the City Clerk by either the City Manager or City Council. The City's current City Clerk, Nanci Mills is retiring after 32 years in the position and the City is in need of a replacement.

Discussion:

Under Section 2.04.090 of the Municipal Code, the City Clerk is responsible for taking the minutes of City Council Meetings; coordinates and manages the records of the City; conducting municipal elections, signing checks and warrants and is the filing location for claims and documents of the City and certifies key documents of the City including ordinances and resolutions. The position has evolved through the administrative processes through the years requiring experience, qualifications and certification to perform the duties of the position.

Tracy S. Jensen has worked in the City's Administrative Services Department for the last 12.5 years, performing many of the current duties of the City Clerk. Tracy is currently on track to receive her certification as a municipal clerk in California and is fully qualified to take the position of City Clerk for the City.

FISCAL IMPACT: Costs associated with updates of State and Municipal records.

Resolution No. 2018-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS APPOINTING
TRACY S. JENSEN AS CITY CLERK

WHEREAS, the June 5, 2018 Municipal Election approved Measure G, which provides for the positions of City Clerk and Treasurer to be appointed positions by the City Council; and

WHEREAS, pursuant to Section 2.04.090 of the Municipal Code, the City Clerk is responsible for taking the minutes of City Council Meetings, coordinates and manages the records of the City, conducting municipal elections, signing checks and warrants and is the filing location for claims and documents of the City and certifies key documents of the City including ordinances and resolutions; and

WHEREAS, Tracy S. Jensen is qualified through work experience, education and certification to serve in the role as City Clerk and fulfill the roles dictated in the Municipal Code and through established City practices..

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winters does hereby appoint Tracy S. Jensen as City Clerk of the City of Winters.

DULY AND REGULARLY ADOPTED this 17th day of July, 2018 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

CITY OF WINTERS

, Mayor

ATTEST:

, City Clerk



**CITY COUNCIL
STAFF REPORT**

DATE: July 17, 2018
TO: Mayor and City Council
FROM: John W. Donlevy, Jr., City Manager
SUBJECT: Appointment of City Treasurer

RECOMMENDATION:

That the City Council adopt Resolution 2018-40 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS APPOINTING SHELLY GUNBY AS CITY TREASURER.

BACKGROUND:

On the June 5, 2018 Municipal Election, voters approved Measure G which provides for the appointment of the City Treasurer by either the City Manager or City Council. As was stated in the impartial analysis for Measure G prepared by the City Attorney, if a majority of voters vote yes on the above Measure, then the offices of City Clerk and City Treasurer will become appointive offices and such offices will no longer be elected by the City voters. As appointive offices, the City Council would appoint a person to such offices at the expiration of the term of the officer now in office, which is June 2018. Therefore, with the passage of Measure G, the position of City Treasurer became an appointed position as of the date that the ballot measure was approved, and that position is now to be appointed by the City Council.

Discussion:

In 2005, the City amended the City's Municipal Code, adding Section 2.68 which established the Department of Financial Management and the position of Director of Financial Management. Under Section 2.68.020 the duties are as follows:

- A. Plan, direct and maintain the accounting and auditing activities for the city government, each of its offices, departments and agencies;
- B. Supervise and be responsible for the preparation of all vouchers and warrants for the disbursement of all public moneys and have control over all expenditures to insure that budget appropriations are not exceeded;

Appointment of City Treasurer

Agenda Report- July 17, 2018

Page 2

- C. Assist the city manager in preparing a proposed budget of the city for the ensuing fiscal year;
- D. Require reports of the receipts and disbursements from each expending agency of the city government be made daily or at such intervals as he or she may require;
- E. Submit to the city manager a monthly statement of all receipts and disbursement in sufficient detail to show the exact financial condition of the city; and submit to the city manager and the city council as of the end of each fiscal year, a complete financial statement and report for the preceding year; including opening and closing fund balances in the city treasury;
- F. Estimate, plan and program the city's financial activities;
- G. Supervise the keeping of current inventories of all property of the city;
- H. Such other powers and duties as may be imposed by ordinance or resolution of the city council or as the city manager may determine. (Ord. 2005-06 § 2)

The Treasurer's responsibilities, in turn, are set forth in Section 2.12.030, which provides that "the treasurer shall be responsible for all accounts of the city. He or she shall pay warrants signed by any two of the following: city manager, administrative services director or city treasurer. He or she shall be compensated twenty-five dollars (\$25.00) per month."

In essence, the Department of Financial Management has absorbed the duties previously included in the City Treasurer's responsibilities and is representative of the reasons for the Measure G ballot measure to make the position appointed. However, the remaining responsibilities of the City Treasurer fit with the existing responsibilities of the Director of Financial Management.

Shelly Gunby has served in the capacity of Director of Financial Management since 1997. She is the City's chief accountant and manages the financial reporting and management of the Department. She is duly qualified for the position and the combination of experience and the fact that the Department has previously absorbed the City Treasurers duties makes her appointment the most practical.

FISCAL IMPACT: Costs associated with updates of State and Municipal records.

Resolution No. 2018-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
APPOINTING SHELLY GUNBY AS CITY TREASURER

WHEREAS, the June 5, 2018 Municipal Election approved Measure G, which provides for the positions of City Clerk and Treasurer to be appointed positions by the City Council; and

WHEREAS, pursuant to Section 2.68 of the Municipal Code, the financial management responsibilities of the City are now managed through the Department of Financial Management, under the supervision and oversight of the Director of Financial Management; and

WHEREAS, Shelly Gunby has served in the role of the City's Director of Financial Management and is the City's chief accountant, fulfilling the responsibilities outlined in the municipal code descriptions for both the City Treasurer and the Director of Financial Management..

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winters does hereby appoint Shelly Gunby as City Treasurer of the City of Winters.

DULY AND REGULARLY ADOPTED this 17th day of July, 2018 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

CITY OF WINTERS

, Mayor

ATTEST:

, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager *JW*
FROM: Nanci G. Mills, Director of Administrative Services/City Clerk
SUBJECT: Designation of Mayor/Mayor Pro Tempore

BACKGROUND: Ordinance 2004-04, which is attached, describes the normal process for designation of the positions of Mayor and Mayor Pro Tempore. The City Council may designate a Council Member by majority vote, at any time. The City's ordinance preserves that authority, but has a procedure for designation based on election results from the June 5, 2018 election.

RECOMMENDATION: The normal procedure for designating the current Mayor Pro Tempore as Mayor is by motion, a second, and a vote. The same procedure is normally used to designate the Council Member receiving the most votes on June 7th as Mayor Pro Tempore by motion, a second, and a vote. A council member can of course decline to serve.

ORDINANCE NO. 2004-04.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WINTERS AMENDING TITLE 2 OF CHAPTER 2.04 OF THE WINTERS MUNICIPAL CODE RELATING TO SELECTION OF THE MAYOR AND MAYOR PRO-TEMPORE.

The City Council of the City of Winters does ordain as follows:

SECTION 1. Purpose. The purpose of this ordinance is to: (1) make mandatory the current practice of designating as mayor, the person who served as mayor pro-tempore immediately prior to the meeting of the City Council held on the first Tuesday following any general municipal election at which council members are elected; and (2) to make other minor changes consistent with state law.

SECTION 2. Amendments. Title 2 of Chapter 2.04 of the Winters Municipal Code is hereby amended to read in its entirety as follows:

"TITLE 2. MAYOR AND MAYOR PRO-TEMPORE"

CHAPTER 2.04.070 APPOINTMENT AND REMOVAL OF MAYOR

On the first Tuesday following any general municipal election at which council members are elected, the City Council shall meet and designate its presiding officer who shall have the title of mayor. The Council Member who served as mayor pro-tempore immediately prior to this meeting shall be designated as mayor. The mayor shall serve in this capacity at the pleasure of the City Council. Any Council Member may decline to serve as mayor.

Should the person who was selected as mayor pro-tempore no longer be a council member at the time of the above-referenced meeting, the remaining council members shall select one of their number as mayor by a majority vote.

- A. DUTIES OF MAYOR.** The mayor shall perform those duties required by law of which, consistent with the office, the mayor voluntarily assumes within the limitations of the law and the limitations imposed by the Council.

CHAPTER 2.04.080 MAYOR PRO-TEMPORE

At the same meeting at which the mayor is selected, the City Council shall also designate one of its members as mayor pro-tempore, who shall be that person who received the greatest number of votes in the most recent general municipal election at which council members are elected. The mayor pro-tempore shall perform the duties of the mayor during the mayor's absence or disability. The mayor pro-tempore shall serve in this capacity at the pleasure of the City Council. Any Council Member may decline to serve as mayor pro-tempore.

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

PASSED AND ADOPTED by the City Council of the City of Winters this 18th day of May, 2004 by the following roll-call vote:

AYES: Anderson, Chapman, Mayor Martinez

NOES: None

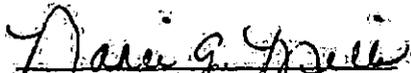
ABSENT: Stone

ABSTAIN: Fridae



Dan Martinez, MAYOR

ATTEST:


Nanci G. Mills, CITY CLERK



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE : July 17, 2018

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

FROM : Tracy Jensen, Records and Information Manager

SUBJECT: Public Hearing and Adoption of Resolution 2018-17, A Resolution of the City Council of the City of Winters, Approving the Annual Levy Report and Ordering the Levy and Collection of Assessments Within the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2018/2019

RECOMMENDATION:

1. Conduct a Public Hearing approving the Engineer's Report and ordering the levy of assessments for the Citywide Maintenance Assessment District
2. Adopt Resolution 2018-17, a Resolution of the City Council of the City of Winters, Approving the Annual Levy Report, and Ordering the Levy and Collection of Assessments Within the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2018/2019

BACKGROUND

As provided in 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 and by previous Resolution, the City Council initiated proceedings for the "City of Winters Citywide Maintenance Assessment 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 and ordering the preparation of an Engineer's Annual Levy Report regarding the District and assessment for Fiscal Year 2018/2019, pursuant to Chapter 1, Section 22565 of the Act.

The Citywide Maintenance Assessment District pays for street lighting and park and landscape maintenance. Funds reside in the Citywide Maintenance Assessment District fund. The Assessment District budget for Fiscal Year 2018/2019 is \$203,920.00. The Engineer (Willdan Financial Services) selected by the City Council has prepared and filed with the City Clerk said Report in conjunction with the District and the levy of assessments for Fiscal Year 2018/2019 (beginning July 1, 2018 and ending on June 30, 2019) in accordance with Chapter 3, Section 22623 of the Act.

ALTERNATIVE: None

FISCAL IMPACT: None by this action.

ATTACHMENTS: Resolution 2018-17
2018/2019 Engineer's Annual Levy Report

RESOLUTION NO. 2018-17

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS,
CALIFORNIA, AMENDING AND/OR APPROVING THE ANNUAL LEVY REPORT,
AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN
THE CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT,
FISCAL YEAR 2018/2019**

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, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: 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* (hereafter referred to as the "Act"); and,

WHEREAS, there has been presented to this City Council the "Engineer's Annual Levy Report" as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIIIID of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Winters agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and tax bills for the City of Winters;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CITY OF WINTERS, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- i) the land within the District will receive special benefit by the operation, maintenance and servicing of improvements, located within the boundaries of the District; and,
- ii) the District includes all of the lands so benefited; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2018, and ending June 30, 2019, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the installation, maintenance and operation of and the furnishing of services and materials for public parks, public open space, riparian vegetation, public greenbelts, street landscape strips, landscaping adjacent to public buildings, bank stabilization, furnishing of utilities and lighting and all necessary appurtenances.

Section 4 The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Winters City-Wide Maintenance Assessment District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2018, and ending June 30, 2019.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the final approval of the Report.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WINTERS, THIS 17th day of July, 2018.

Wade Cowan, Mayor
City of Winters

Nanci G. Mills, City Clerk
City of Winters

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. 2018-17 was regularly adopted by the City Council of said City of Winters at a regular meeting of said council held on the 17th day of July, 2018, by the following vote:

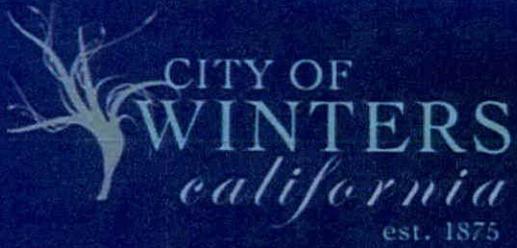
AYES:

NOES:

ABSENT:

ABSTAINED:

Nanci G. Mills, City Clerk
City of Winters



City of Winters

City-Wide Maintenance Assessment District

2018/2019 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: June 5, 2018
Public Hearing: July 17, 2018

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



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

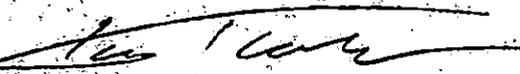
City of Winters
Yolo County, State of California

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 2018/2019, 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 18th day of JUNE, 2018.

Willdan Financial Services
Assessment Engineer

By: 

Tony Thrasher, Project Manager
District Administration Services

By: 

Richard Kopecky
R. C. E. # 16742

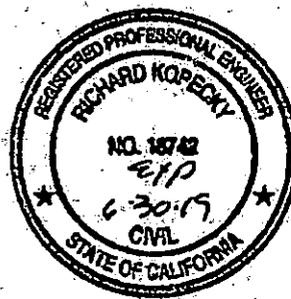


TABLE OF CONTENTS

Table of Contents

I.	OVERVIEW	1
A.	INTRODUCTION.....	1
B.	APPLICABLE LEGISLATION	2
II.	DESCRIPTION OF THE DISTRICT & IMPROVEMENTS	4
A.	THE DISTRICT	4
B.	THE IMPROVEMENTS	4
III.	METHOD OF APPORTIONMENT.....	6
A.	GENERAL	6
B.	BENEFIT ANALYSIS	7
C.	ASSESSMENT METHODOLOGY.....	9
IV.	DISTRICT BUDGET	11
A.	DESCRIPTION OF BUDGET ITEMS	11
B.	DISTRICT BUDGET.....	14
	APPENDIX A - DISTRICT BOUNDARY MAPS.....	A
	APPENDIX B — 2018/2019 ASSESSMENT ROLL.....	B

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 2018/2019. 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 2018/2019.

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 costs 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 advance 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 2018/2019 District Budget

City of Winters	
City-Wide 2018/2019	
Levy Components	Total Budget
DIRECT COSTS	
Park Maintenance	\$171,408.00
Street Lighting	62,000.00
Riparian Area Maintenance	0.00
Median Island Landscape Maintenance	800.00
Curbside Landscape Maintenance	800.00
Bank Stabilization	0.00
TOTAL DIRECT	\$235,008.00
ADMINISTRATION COSTS	
District Administration	\$31,421.00
County Administration Fee	2,094.00
TOTAL ADMIN	\$33,515.00
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
TOTAL DIRECT AND ADMIN COSTS	\$268,523.00
Reserve Collection	0.00
Capital Improvement Fund Collection/(Transfer)	0.00
Contribution Replenishment	0.00
General Fund (Contributions)	(64,603.00)
TOTAL ADJUSTMENTS	(\$64,603.00)
Balance to Levy (Budgeted)	\$203,920.00
Total Revenue at Maximum Rate	\$203,921.25
Variance above/(below) Maximum Revenue	(\$1.25)
Levy at Applied Rate	\$203,920.00
Applied Charge	203,920.00
DISTRICT STATISTICS	
Total Parcels	2,174
Total Residential Parcels Levied	1,969
Total Non-Residential Parcels Levied	125
Total Parcels Levied	2,094
Total Equivalent Residential Benefit Units	2,432
Total Equivalent Non-Residential Benefit Units	125
Applied Residential Levy per Benefit Unit	\$82.50
Applied Non-Residential Levy per Benefit Unit	\$26.24
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 — 2018/2019 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 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-120-004-000	NO SITUS AVAILABLE	RES	1	\$82.50
003-120-006-000	511 MAIN ST	COM	1	26.24
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	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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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	26.24
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	602 2ND 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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	26.24
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	26.24
003-151-028-000	600 RAILROAD AVE	COM	1	26.24
003-151-029-000	606 RAILROAD AVE	COM	1	26.24
003-152-001-000	NO SITUS AVAILABLE	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
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	26.24
003-153-005-000	8 BAKER ST	RES	1	82.50
003-153-006-000	510 RAILROAD AVE	COM	1	26.24
003-153-007-000	504 RAILROAD AVE	COM	1	26.24
003-153-008-000	3-5 EDWARDS ST	COM	1	26.24
003-153-009-000	7 EDWARDS ST	COM	1	26.24
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	26.24
003-155-002-000	12 EDWARDS ST	RES	1	82.50
003-155-004-000	416 RAILROAD AVE	COM	1	26.24

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-155-005-000	400 RAILROAD AVE	COM	1	26.24
003-155-006-000	5 ABBEY ST	COM	1	26.24
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	26.24
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	26.24
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	26.24
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	26.24
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	26.24
003-160-023-000	10 E EDWARDS ST	COM	1	26.24
003-160-025-000	8 E EDWARDS ST	COM	1	26.24
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	26.24
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-160-047-000	7 E EDWARDS ST	COM	1	26.24
003-160-048-000	11 E EDWARDS ST	COM	1	26.24
003-160-053-000	7 E BAKER ST	COM	1	26.24
003-160-054-000	NO SITUS AVAILABLE	COM	1	26.24
003-160-055-000	NO SITUS AVAILABLE	COM	1	26.24
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	26.24
003-160-063-000	517 RAILROAD AVE	COM	1	26.24
003-160-064-000	NO SITUS AVAILABLE	COM	1	26.24
003-160-065-000	NO SITUS AVAILABLE	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	26.24
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
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	NO SITUS AVAILABLE	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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
003-182-090-000	429 RUSSELL ST	RES	1	82.50

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	NO SITUS AVAILABLE	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	RES	1	82.50
003-191-006-000	301 MAIN ST	COM	1	26.24
003-191-007-000	303 MAIN ST	RES	1	82.50
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	26.24
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	26.24
003-193-008-000	205 MAIN ST	RES	1	82.50
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	26.24
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	26.24
003-201-012-000	119 MAIN ST	COM	1	26.24
003-201-013-000	311 2ND ST	RES	1	82.50
003-201-015-000	111 MAIN ST	COM	1	26.24
003-201-016-000	101 MAIN ST	COM	1	26.24
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	26.24
003-202-005-000	106 MAIN ST	COM	1	26.24
003-202-006-000	100 MAIN ST	COM	1	26.24
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	26.24
003-203-002-000	NO SITUS AVAILABLE	COM	1	26.24
003-203-003-000	211 1ST ST	COM	1	26.24
003-203-004-000	42 MAIN ST	COM	1	26.24

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-203-005-000	36 MAIN ST	COM	1	26.24
003-203-006-000	34 MAIN ST	COM	1	26.24
003-203-007-000	30 MAIN ST	COM	1	26.24
003-203-008-000	26 MAIN ST	COM	1	26.24
003-203-009-000	22 MAIN ST	COM	1	26.24
003-203-010-000	12 MAIN ST	COM	1	26.24
003-203-011-000	2-10 MAIN ST/210 RAILRO ST	COM	1	26.24
003-203-012-000	200-208 RAILROAD AVE	COM	1	26.24
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	26.24
003-204-007-000	310-312 RAILROAD AVE	COM	1	26.24
003-204-008-000	1 MAIN ST	COM	1	26.24
003-204-009-000	7-11 MAIN ST	COM	1	26.24
003-204-010-000	15 A & B MAIN ST	COM	1	26.24
003-204-011-000	19-23 MAIN ST	COM	1	26.24
003-204-013-000	31 MAIN ST	COM	1	26.24
003-204-014-000	33 MAIN ST	COM	1	26.24
003-204-015-000	35 MAIN ST	COM	1	26.24
003-204-016-000	37 MAIN ST	COM	1	26.24
003-204-017-000	41-47 MAIN ST	COM	1	26.24
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-224-002-000	8 E ABBEY ST	COM	1	26.24
003-224-003-000	5 & 7 E MAIN ST	COM	1	26.24
003-224-004-000	9 E MAIN ST	COM	1	26.24
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	26.24
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	NO SITUS AVAILABLE	RES	1	82.50
003-241-015-000	NO SITUS AVAILABLE	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
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	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	26.24
003-271-002-000	802 HEMENWAY ST	RES	1	82.50

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	26.24
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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	26.24
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	26.24
003-282-028-000	NO SITUS AVAILABLE	RES	4	330.00
003-282-030-000	110 MERMOD RD	RES	1	82.50
003-282-031-000	111 MERMOD RD	RES	1	82.50
003-282-032-000	112 MERMOD RD	RES	1	82.50
003-321-001-000	709 DUTTON ST	COM	1	26.24
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	26.24
003-322-020-000	723 RAILROAD AVE	COM	1	26.24
003-322-022-000	NO SITUS AVAILABLE	COM	1	26.24
003-322-024-000	723 RAILROAD AVE	COM	1	26.24
003-330-007-000	NO SITUS AVAILABLE	RES	1	82.50
003-330-011-000	801 DUTTON ST	RES	39	3,217.50
003-330-013-000	NO SITUS AVAILABLE	RES	1	82.50
003-330-016-000	807 RAILROAD AVE	COM	1	26.24
003-330-017-000	NO SITUS AVAILABLE	COM	1	26.24
003-330-018-000	NO SITUS AVAILABLE	COM	1	26.24
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	NO SITUS AVAILABLE	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
003-341-005-000	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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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
003-341-044-000	407 PEAR PL	RES	1	82.50
003-341-045-000	405 PEAR PL	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
003-350-017-000	121 E GRANT AVE	COM	1	26.24
003-350-018-000	111 E GRANT AVE	COM	1	26.24
003-350-019-000	115 E GRANT AVE	COM	1	26.24

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-350-020-000	101 E GRANT AVE	COM	1	26.24
003-350-021-000	NO SITUS AVAILABLE	COM	1	26.24
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	26.24
003-360-012-000	836 WALNUT LN	RES	1	82.50
003-360-013-000	NO SITUS AVAILABLE	COM	1	26.24
003-360-014-000	NO SITUS AVAILABLE	COM	1	26.24
003-360-015-000	1029 RAILROAD AVE	COM	1	26.24
003-360-016-000	1029 RAILROAD AVE	COM	1	26.24
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	26.24
003-370-026-000	511 EAST ST	RES	1	82.50
003-370-027-000	180-188 E GRANT AVE	COM	1	26.24
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	26.24
003-370-042-000	176 E GRANT AVE	COM	1	26.24
003-370-044-000	168 E GRANT AVE	COM	1	26.24
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	NO SITUS AVAILABLE	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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-410-016-000	820 RAILROAD AVE	COM	1	26.24
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	NO SITUS AVAILABLE	RES	1	82.50
003-430-010-000	NO SITUS AVAILABLE	COM	1	26.24
003-430-011-000	NO SITUS AVAILABLE	COM	1	26.24
003-430-012-000	NO SITUS AVAILABLE	RES	1	82.50
003-430-015-000	NO SITUS AVAILABLE	RES	1	82.50
003-430-030-000	1003 TAYLOR ST	RES	1	82.50
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	26.24
003-450-015-000	NO SITUS AVAILABLE	COM	1	26.24
003-450-016-000	NO SITUS AVAILABLE	COM	1	26.24
003-450-017-000	NO SITUS AVAILABLE	COM	1	26.24
003-450-018-000	NO SITUS AVAILABLE	COM	1	26.24
003-450-020-000	700 VALLEY OAK DR	COM	1	26.24

City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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 ST	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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
003-524-006-000	705 LUPINE WAY	RES	1	82.50

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	26.24
003-531-001-000	940 VASEY ST	RES	1	82.50
003-531-002-000	941 IRELAND ST	RES	1	82.50
003-531-003-000	943 IRELAND ST	RES	1	82.50
003-531-004-000	945 IRELAND ST	RES	1	82.50
003-531-005-000	947 IRELAND ST	RES	1	82.50
003-531-006-000	949 IRELAND ST	RES	1	82.50
003-531-007-000	951 IRELAND ST	RES	1	82.50
003-531-008-000	953 IRELAND ST	RES	1	82.50
003-531-009-000	955 IRELAND ST	RES	1	82.50
003-531-010-000	957 IRELAND ST	RES	1	82.50
003-532-001-000	940 IRELAND ST	RES	1	82.50
003-532-002-000	942 IRELAND ST	RES	1	82.50
003-532-003-000	944 IRELAND ST	RES	1	82.50
003-532-004-000	946 IRELAND ST	RES	1	82.50
003-532-005-000	948 IRELAND ST	RES	1	82.50
003-532-006-000	950 IRELAND ST	RES	1	82.50
003-532-007-000	952 IRELAND ST	RES	1	82.50
003-532-008-000	954 IRELAND ST	RES	1	82.50
003-532-009-000	956 IRELAND ST	RES	1	82.50
003-532-010-000	957 POTTER ST	RES	1	82.50
003-532-011-000	955 POTTER ST	RES	1	82.50
003-532-012-000	953 POTTER ST	RES	1	82.50
003-532-013-000	951 POTTER ST	RES	1	82.50
003-532-014-000	949 POTTER ST	RES	1	82.50
003-532-015-000	947 POTTER ST	RES	1	82.50
003-532-016-000	945 POTTER ST	RES	1	82.50
003-532-017-000	943 POTTER ST	RES	1	82.50
003-532-018-000	941 POTTER ST	RES	1	82.50
003-533-001-000	940 POTTER ST	RES	1	82.50
003-533-002-000	942 POTTER ST	RES	1	82.50
003-533-003-000	944 POTTER ST	RES	1	82.50
003-533-004-000	946 POTTER ST	RES	1	82.50
003-533-005-000	948 POTTER ST	RES	1	82.50
003-533-006-000	950 POTTER ST	RES	1	82.50
003-533-007-000	952 POTTER ST	RES	1	82.50
003-533-008-000	954 POTTER ST	RES	1	82.50

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-533-009-000	956 POTTER ST	RES	1	82.50
003-533-010-000	957 KENNEDY DR	RES	1	82.50
003-533-011-000	955 KENNEDY DR	RES	1	82.50
003-533-012-000	953 KENNEDY DR	RES	1	82.50
003-533-013-000	951 KENNEDY DR	RES	1	82.50
003-533-014-000	949 KENNEDY DR	RES	1	82.50
003-533-015-000	947 KENNEDY DR	RES	1	82.50
003-533-016-000	945 KENNEDY DR	RES	1	82.50
003-533-017-000	943 KENNEDY DR	RES	1	82.50
003-533-018-000	941 KENNEDY DR	RES	1	82.50
003-534-001-000	936 KENNEDY DR	RES	1	82.50
003-534-002-000	934 KENNEDY DR	RES	1	82.50
003-534-003-000	932 KENNEDY DR	RES	1	82.50
003-534-004-000	930 KENNEDY DR	RES	1	82.50
003-534-005-000	928 KENNEDY DR	RES	1	82.50
003-534-006-000	926 KENNEDY DR	RES	1	82.50
003-534-007-000	924 KENNEDY DR	RES	1	82.50
003-534-008-000	922 KENNEDY DR	RES	1	82.50
003-534-009-000	920 KENNEDY DR	RES	1	82.50
003-534-010-000	918 KENNEDY DR	RES	1	82.50
003-534-011-000	916 KENNEDY DR	RES	1	82.50
003-534-012-000	914 KENNEDY DR	RES	1	82.50
003-534-013-000	912 KENNEDY DR	RES	1	82.50
003-534-014-000	910 KENNEDY DR	RES	1	82.50
003-536-001-000	724 W MAIN ST	RES	1	82.50
003-536-002-000	722 W MAIN ST	RES	1	82.50
003-536-003-000	720 W MAIN ST	RES	1	82.50
003-536-004-000	718 W MAIN ST	RES	1	82.50
003-536-005-000	716 W MAIN ST	RES	1	82.50
003-536-006-000	714 W MAIN ST	RES	1	82.50
003-536-007-000	712 W MAIN ST	RES	1	82.50
003-536-008-000	710 W MAIN ST	RES	1	82.50
003-536-009-000	708 W MAIN ST	RES	1	82.50
003-536-010-000	706 W MAIN ST	RES	1	82.50
003-536-011-000	704 W MAIN ST	RES	1	82.50
030-210-004-000	NO SITUS AVAILABLE	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	NO SITUS AVAILABLE	COM	1	26.24
030-220-027-000	NO SITUS AVAILABLE	RES	1	82.50
030-220-034-000	NO SITUS AVAILABLE	COM	1	26.24
030-220-035-000	435 ANDERSON AVE	COM	1	26.24
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
030-361-036-000	NO SITUS AVAILABLE	RES	1	82.50
030-361-037-000	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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	NO SITUS AVAILABLE	RES	1	82.50
030-392-007-000	430 COTTAGE CIR	RES	1	82.50
030-392-008-000	426 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	26.24
038-050-019-000	NO SITUS AVAILABLE	RES	1	82.50
038-050-021-000	NO SITUS AVAILABLE	COM	1	26.24
038-050-027-000	NO SITUS AVAILABLE	COM	1	26.24
038-050-029-000	901 E GRANT AVE	COM	1	26.24
038-050-051-000	27710 CR 90	COM	1	26.24
038-050-052-000	NO SITUS AVAILABLE	COM	1	26.24
038-050-057-000	999 E GRANT AVE	COM	1	26.24
038-050-060-000	NO SITUS AVAILABLE	COM	1	26.24
038-050-068-000	NO SITUS AVAILABLE	COM	1	26.24
038-050-072-000	27852 CR 90	COM	1	26.24
038-050-073-000	27990 CR 90	COM	1	26.24
038-050-076-000	703 MATSUMOTO LN	COM	1	26.24
038-050-077-000	701 MATSUMOTO LN	COM	1	26.24
038-050-078-000	NO SITUS AVAILABLE	COM	1	26.24
038-070-035-000	NO SITUS AVAILABLE	RES	1	82.50
038-070-041-000	112 E MAIN ST	RES	1	82.50
038-070-043-000	NO SITUS AVAILABLE	RES	1	82.50
038-070-046-000	NO SITUS AVAILABLE	COM	1	26.24
038-170-002-000	412 MANZANITA WAY	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-170-003-000	408 MANZANITA WAY	RES	1	82.50
038-170-004-000	404 MANZANITA WAY	RES	1	82.50
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	NO SITUS AVAILABLE	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

City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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	NO SITUS AVAILABLE	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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	NO SITUS AVAILABLE	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
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

**City of Winters
City-Wide
Fiscal Year 2018/19 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	NO SITUS AVAILABLE	RES	1	82.50
038-210-002-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-004-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-005-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-006-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-007-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-008-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-009-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-010-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-011-000	NO SITUS AVAILABLE	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	NO SITUS AVAILABLE	RES	1	82.50
910-004-496-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-497-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-498-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-499-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-500-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-501-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-502-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-503-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-504-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-505-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-506-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-507-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-508-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-509-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-510-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-511-000	NO SITUS AVAILABLE	RES	1	82.50
910-004-512-000	NO SITUS AVAILABLE	RES	1	82.50
Totals			2,557	\$203,920.00
Parcel Count				2,094



STAFF REPORT

To: Honorable Mayor and Council Members
Date: July 17, 2018
Through: John W. Donlevy, Jr., City Manager *JWD*
From: Dan Maguire, Economic Development and Housing Manager *DM*
Subject: Conduit Financing for the Blue Mountain Terrace Senior
Apartments Affordable Housing Project

RECOMMENDATION:

Staff recommends the City Council take the following actions:

- 1) Conduct the public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended (the "Code"), and
- 2) Adopt Resolution 2018-33, a resolution of the City Council of the City of Winters approving the issuance of the Bonds by the CMFA for the benefit of Blue Mountain Terrace Associates, L.P. (the "Borrower") or a partnership created by Newport Partners, LLC (the "Developer"), to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).

BACKGROUND:

The City of Winters held a TEFRA hearing and approved a resolution (Resolution 2017-27) for the project on June 6, 2017. Federal Tax Code dictates that a TEFRA hearing is valid for 1 year. Unfortunately, the project was not able to close the bond financing within the 1-year period in which the TEFRA was held. Therefore it is required that another TEFRA hearing be held and a resolution approved. All aspects of the Project remain the same as they were when the TEFRA was approved on June 6, 2017.

The Borrower requested that the CMFA serve as the municipal issuer of the Bonds in an aggregate principal amount not to exceed \$15,000,000 of tax-exempt revenue bonds. The proceeds of the Bonds will be used for the acquisition, construction, improvement and equipping of a 63-unit senior multifamily rental housing project located at 147 East Baker Street, Winters, California, generally known as Blue Mountain Terrace Apartments and operated by Domus Management Company.

In order for all or a portion of the Bonds to qualify as tax-exempt bonds, the City of Winters must conduct a public hearing (the "TEFRA Hearing") providing for the members of the



community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable notice must be provided to the members of the community. Staff published the Public Notice for the TEFRA Hearing in the June 28, 2018 edition of the Winters Express. Following the close of the TEFRA Hearing, an “applicable elected representative” of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project.

Based on these requirements, staff recommends conducting a public hearing under the Tax and Equity Fiscal Responsibility Act (“TEFRA”) on July 17, 2018 in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (“CMFA”), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$15,000,000, (the “Bond”), to assist in the financing the acquisition, construction, improvement and equipping of a 63-unit senior multifamily rental housing project located at 147 East Baker Street, Winters, California (the “Project”).

ADDITIONAL BACKGROUND INFORMATION ON THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY:

The CMFA was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 260 municipalities, including the City of Winters, have become members of CMFA.

The CMFA was formed to assist local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. The CMFA’s representatives and its Board of Directors have considerable experience in bond financings.

There are no costs associated with membership in the CMFA and the City will in no way become exposed to any financial liability by reason of its membership in the CMFA. In addition, participation by the City in the CMFA will not impact the City’s appropriations limits and will not constitute any type of indebtedness by the City. Outside of holding the TEFRA hearing, adopting the required resolution and executing the Joint Exercise of Powers Agreement of the CMFA, no other participation or activity of the City or the City Council with respect to the issuance of the Bonds will be required.

FISCAL IMPACT:

The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds



are not obligations of the City or the State of California, but are to be paid for solely from funds provided by the Borrower.

The Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation (the "Foundation"), acts as the Board of Directors for the CMFA. Through its conduit issuance activities, the CMFA shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities. With respect to the City of Winters, it is expected that that a portion of the issuance fee attributable to the City will be granted by the CMFA to the general fund of the City. Such grant may be used for any lawful purpose of the City.

ATTACHMENTS:

Resolution 2018-33

Public Hearing Notice

RESOLUTION NO. 2018-33

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL
FINANCE AUTHORITY MULTIFAMILY HOUSING REVENUE BONDS
IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED
\$15,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING
THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND
EQUIPPING OF BLUE MOUNTAIN TERRACE APARTMENTS AND
CERTAIN OTHER MATTERS RELATING THERETO**

WHEREAS, Blue Mountain Terrace Associates, L.P. (the “Borrower”) or a partnership created by Newport Partners, LLC (the “Developer”), consisting at least of the Developer or a related person to the Developer and one or more limited partners, has requested that the California Municipal Finance Authority (the “Authority”) adopt a plan of financing providing for the issuance of one or more series of revenue bonds issued from time to time, including bonds issued to refund such revenue bonds in one or more series from time to time, in an aggregate principal amount not to exceed \$15,000,000 (the “Bonds”) for the acquisition, construction, improvement and equipping of a 63-unit senior multifamily rental housing project located at 147 East Baker Street, Winters, California, generally known as Blue Mountain Terrace Apartments (the “Project”) and operated by Domus Management Company; and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the “Code”), the issuance of the Bonds by the Authority must be approved by the City of Winters (the “City”) because the Project is to be located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the “City Council”) is the elected legislative body of the City and is one of the “applicable elected representatives” required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the “Agreement”), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Winters as follows:

Section 1. The foregoing resolutions are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitute approval of the issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the

applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is to be located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 6. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Winters this 17th day of July, 2018.

AYES:
NOES:
ABSTAIN:
ABSENT:

CITY OF WINTERS

Mayor

Attest:

By: _____
City Clerk

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, July 17, 2018, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 will be held with respect to a proposed plan of financing providing for the issuance by the California Municipal Finance Authority (the "Authority") of its revenue bonds in one or more series issued from time to time, including bonds issued to refund such revenue bonds in one or more series from time to time, in an amount not to exceed \$15,000,000 (the "Bonds"). The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, construction, improvement and equipping of Blue Mountain Terrace Apartments, a 63-unit senior multifamily rental housing project located at 147 East Baker Street, Winters, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by Blue Mountain Terrace Associates, L.P. (the "Borrower") and operated by Domus Management Company.

The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

The hearing will commence at 6:30 p.m. or as soon thereafter as the matter can be heard, and will be held in the City Hall Council Chambers, 318 1st Street, Winters, California. Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed or refinanced may attend the public hearing or, prior to the time of the hearing, submit written comments.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact City Housing Manager Dan Maguire at (530) 795-4910, ext. 118. Please make your request as early as possible and at least one-full business day before the start of the hearing.

Additional information concerning the above matter may be obtained from, and written comments should be addressed to, City Clerk, City of Winters, 318 1st Street, Winters, California 95694.

Dated: June 28, 2018



**SUCCESSOR AGENCY
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Shelly Gunby, Director of Finance Management *Shelly*
**SUBJECT: CONSIDERATION OF RESOLUTION 2018-36 ADOPTING A DEBT
ISSUANCE AND MANAGEMENT POLICY AND TAKING RELATED
ACTIONS**

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2018-36, adopting a Debt Issuance and Management Policy and taking related actions.

BACKGROUND:

The City and the City's related public entities (such as the Winters Public Finance Authority and the Successor Agency to the Winters Community Development Agency), from time to time, have incurred or may incur bonded debt obligations (collectively, "bonds") to finance projects or for refunding purposes. The City is currently contemplating the possible issuance of bonds to refund outstanding water and sewer enterprise bonds.

Pursuant to Government Code Section 8855, a Report of Proposed Debt Issuance must be filed with the California Debt and Investment Advisory Commission ("CDIAC") before the sale of any bond issue. Usually, Bond Counsel makes these filings on behalf of the City.

SB 1029 was signed into law on September 12, 2016. Among other things, SB 1029 imposes a new requirement that each Report of Proposed Debt Issuance must include the issuer's certification that: (i) the issuer has adopted a local debt policy, and (ii) the contemplated bond issue is consistent with such adopted policy.

The City currently does not have a formal written debt policy pertaining to the issuance of bonds and the maintenance of bond-related records.

REVIEW AND ANALYSIS:

SB 1029 provides that the local debt policy must include the following:

1. The purpose for which the debt proceeds may be used;
2. The types of debt that may be issued;
3. The relationship of the debt to, and integration with the issuer's capital improvement program or budget, if applicable;
4. Policy goals related to the issuer's planning goals and objectives; and,
5. The internal control procedures that the issuer has implemented, or will implement, to ensure that the proceeds of the proposed debt issuance will be directed to the intended use.

The attached Debt Issuance and Management Policy has been drafted in furtherance of the City's goals of fiscal sustainability and financial prudence. It sets forth formal written guidelines for the City's bond issuances and the administration of bond records, reporting obligations and bond proceeds expenditures. It contains provisions that reflect the City's current practices and comply with the requirements of SB 1029.

FISCAL IMPACT:

The Debt Issuance and Management Policy has been drafted in furtherance of the City's goals of fiscal sustainability and financial prudence.

ATTACHMENTS:

- Resolution
- Exhibit A to Resolution – Debt Issuance and Management Policy

RESOLUTION NO. 2018-36

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
ADOPTING A DEBT ISSUANCE AND MANAGEMENT POLICY AND
TAKING RELATED ACTIONS**

WHEREAS, the City of Winters and its related entities (such as the Winters Public Finance Authority and the Successor Agency to the Winters Community Development Agency) (together, the “City”) have issued or may issue bonds or other financing obligations (“Local Debt”) that are subject to requirements for the filing of reports to the California Debt and Investment Advisory Commission (“CDIAC”) pursuant to California Government Code Section 8855 (“Section 8855”); and

WHEREAS, under Section 8855, a municipal issuer of Local Debt must file a report (the “Report of Proposed Debt Issuance”) at least 30 days before the sale of any Local Debt issue; and

WHEREAS, Senate Bill No. 1029 (“SB 1029”), which became effective on January 1, 2017, amended Section 8855 to augment the information that a municipal issuer must provide to CDIAC in connection with Local Debt issuances; and

WHEREAS, Section 8855, as amended by SB 1029, requires the Report of Proposed Debt Issuance to include a certification that the municipal issuer has adopted a local debt policy and the contemplated Local Debt issuance is consistent with such local debt policy; and

WHEREAS, Section 8855(i)(1) requires that the local debt policy must include the following elements:

- (A) The purposes for which the debt proceeds may be used;
- (B) The types of debt that may be issued;
- (C) The relationship of the debt to, and integration with, the issuer’s capital improvement program or budget, if applicable;
- (D) Policy goals related to the issuer’s planning goals and objectives; and
- (E) The internal control procedures that the issuer has implemented, or will implement, to ensure that the proceeds of the proposed debt issuance will be directed to the intended use; and

WHEREAS, the City expects that it will continue to issue Local Debt from time to time; and

WHEREAS, this City desires to adopt the Debt Issuance and Management Policy, as set forth in Exhibit A (the “Policy”), and the Policy will be the local debt policy for the purposes of Section 8855;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WINTERS
HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:**

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The City Council hereby determines and finds that the Policy complies with the requirements of Section 8855(i)(1).

Section 3. The Policy, as set forth in Exhibit A, is hereby approved and adopted. The Policy shall be applicable to Local Debt issued by or on behalf of the City (including its related entities such as, but not limited to, the Winters Public Finance Authority and the Successor Agency to the Winters Community Development Agency).

Section 4. The City Manager, the Director of Financial Management and other officers of the City are hereby authorized and directed, jointly and severally, to execute such instruments and do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Winters at a meeting duly held on the 17th day of July, 2018.

AYES:

NOES:

ABSENT:

ATTEST:

Wade Cowan, Mayor

City Clerk

EXHIBIT A

Debt Issuance and Management Policy

EXHIBIT A
CITY OF WINTERS
DEBT ISSUANCE AND MANAGEMENT POLICY

As of July 17, 2018
(Resolution No. 2018-36)

A. PURPOSE

The purpose of this Debt Issuance and Management Policy (this “Policy”) is to establish guidelines and parameters for the effective governance, management and administration of debt and other financing obligations issued by the City of Winters and its related entities (such as the Winters Public Finance Authority and the Successor Agency to the Winters Community Development Agency).

As used in this Policy, “City” shall mean the City of Winters and/or its related entities, as the context may require. As used in this Policy, “debt” shall be interpreted broadly to mean bonds, notes, certificates of participation, financing leases, or other financing obligations, but the use of such term in this Policy shall be solely for convenience and shall not be interpreted to characterize any such obligation as an indebtedness or debt within the meaning of any statutory or constitutional debt limitation where the substance and terms of the obligation falls within exceptions to such legal limitation. This Policy shall apply to all debt issued or sold to third party lenders or investors and does not pertain to City internal interfund borrowings or any employee benefit obligations.

B. BACKGROUND

The City and its related entities are committed to fiscal sustainability by employing long-term financial planning efforts, maintaining appropriate reserves levels and employing prudent practices in governance, management, budget administration and financial reporting.

Debt levels and their related annual costs are important long-term obligations that must be managed within available resources. A disciplined thoughtful approach to debt management includes policies that provide guidelines for the City and its related entities to manage their collective debt program in line with those resources. Therefore, the objective of this policy is to provide written guidelines and restrictions concerning the amount and type of debt and other financing obligations issued by the City and its related entities and the ongoing management of the debt portfolio.

This Policy is intended to improve the quality of decisions, assist with the determination of the structure of debt issuance, identify policy goals, and demonstrate a commitment to long-term financial planning, including a multi-year capital plan. Adherence to a Debt Issuance and Management Policy signals to rating agencies and the capital markets that a government is well managed and should meet its obligations in a timely manner.

C. CONDITIONS AND PURPOSES OF DEBT ISSUANCE

1. Acceptable Conditions for the Use of Debt

The City believes that prudent amounts of debt can be an equitable and cost-effective means of financing infrastructure and capital asset and project needs of the City. Debt will be considered to finance such projects if:

- a) The project has been, or will be, included in the City's capital improvement plan or has otherwise been coordinated with the City's planning goals and objectives.
- b) The project can be financed with debt not exceeding the term specified in Section E.1 of this Policy, to assure that long-term debt is not issued to finance projects with a short useful life.
- c) It is the most cost-effective funding means available to the City, taking into account cash flow needs and other funding alternatives.
- d) It is fiscally prudent and meets the guidelines of this Policy. Any consideration of debt financing shall consider financial alternatives, including pay-as-you-go funding, proceeds derived from development or redevelopment of existing land and capital assets owned by the City, and use of existing or future cash reserves, or combinations thereof.

2. Acceptable Uses of Debt and Proceeds of Debt

The primary purpose of debt is to finance one of the following:

- a) The City will consider long-term financing for the acquisition, substantial refurbishment, replacement, or expansion of capital assets (including but not limited to land improvements, infrastructure projects, equipment and water rights) for the following purposes:
 - i. Acquisition and or improvement of land, right-of-way or long-term easements.
 - ii. Acquisition of a capital asset with a useful life of three or more years.
 - iii. Construction or reconstruction of a facility.
 - iv. Although not the primary purpose of the financing effort, project reimbursables that include project planning design, engineering and other preconstruction efforts; project-associated furniture fixtures and equipment; capitalized interest (prefunded interest), original issue discount, underwriter's discount, and other costs of issuance.

- b) Refunding, refinancing, or restructuring debt (including without limitation the refinancing or advance funding of City pension obligations), subject to refunding objectives and parameters discussed in Section G.

3. Short-Term Debt

- a) In the event of temporary shortfalls in cash flow for City operation costs due to timing of receipt of revenues and the lack of cash on hand to cover the temporary deficit, the City may consider interim or cash flow financing, such as anticipation notes. In compliance with applicable state law, any such notes shall be payable either: (i) not later than the last day of the fiscal year in which it is issued, or (ii) during the fiscal year succeeding the fiscal year in which issued, but in no event later than 15 months after the date of issue, and only if such note is payable only from revenue received or accrued during the fiscal year in which it was issued.
- b) Short-term debt may be used to finance short-lived capital projects, such as lease purchase financing or equipment.
- c) Prior to issuance of any short-term debt, a reliable revenue source shall be identified for repayment of the debt.

4. Internal Control Procedures Concerning Use of Proceeds of Debt

One of the City's priorities in the management of debt is to assure that the proceeds of the debt will be directed to the intended use for which the debt has been issued. In furtherance of this priority, the following procedures shall apply:

- a) The Director of Financial Management shall retain, for the applicable period specified in Section H.4. of this Policy, a copy of each annual report filed with the California Debt and Investment Advisory Commission ("CDIAC") pursuant to Section 8855(k) of the California Government Code concerning: (1) debt authorized during the applicable reporting period (whether issued or not), (2) debt outstanding during the reporting period, and (3) the use during the reporting period of proceeds of issued debt.
- b) In connection with the preparation of each annual report to be filed with CDIAC pursuant to Section 8855(k) of the California Government Code, the Director of Financial Management shall keep a record of the original intended use for which the debt has been issued, and indicate whether the proceeds spent during the applicable one-year reporting period for such annual report comport with the intended use (at the time of original issuance or as modified pursuant to the following sentence). If a change in intended use has been authorized subsequent to the original issuance of the debt, the Finance Department shall indicate in the record when the change in use was authorized and whether the City Council, City Manager, or another City official has authorized the change in intended use. The Director of Financial Management or the Director of Financial

Management's designee shall report apparent deviations from the intended use in debt proceeds to the City Manager for further discussion, and if the City Manager determines appropriate in consultation with legal counsel (which may be bond counsel, if applicable, or the City Attorney), to the City Council.

- c) If the debt has been issued to finance a capital project and the project timeline or scope of project has changed in a way that all or a portion of the debt proceeds cannot be expended on the original project, the Director of Financial Management shall consult with the City Manager and legal counsel (which may be bond counsel, if applicable, or the City Attorney) as to available alternatives for the expenditure of the remaining debt proceeds (including prepayment of the debt).

D. TYPE OF FINANCING INSTRUMENTS; AFFORDABILITY AND PLANNING POLICIES

The City recognizes that there are numerous types of financing structures and funding sources available, each with specific benefits, risks, and costs. All potential funding sources are reviewed by management within the context of this Policy and the overall portfolio to ensure that any financial product or structure is consistent with the City's objectives. Regardless of what financing structure(s) is utilized, due diligence review must be performed for each transaction, including the quantification of potential risks and benefits, and analysis of the impact on City creditworthiness and debt affordability and capacity.

Prior to the issuance of debt or other financing obligations to finance a project, the City will carefully consider the overall long-term affordability of the proposed debt issuance. The City shall not assume more debt or other financing obligations without conducting an objective analysis of the City's ability to assume and support additional debt service payments. The City will consider its long-term revenue and expenditure trends, the impact on operational flexibility and the overall debt burden on the taxpayers. The evaluation process shall include a review of generally accepted measures of affordability and will strive to achieve and or maintain debt levels consistent with its current operating and capital needs.

1. **General Fund-Supported Debt** – General Fund Supported Debt generally include Certificates of Participation (“COPs”) and Lease Revenue Bonds (“LRBs”) which are lease obligations that are secured by a lease-back arrangement between the City and another public entity. Typically, the City appropriates available General Fund moneys to pay the lease payments to the other public entity and, in turn, the public entity uses such lease payments received to pay debt service on the bonds or Certificates of Participation.

General Fund Supported Debt may also include bonds issued to refund obligations imposed by law, such as judgments (judgment obligation bonds (“JOBs”)) or unfunded accrued actuarial liabilities for pension plans (pension obligation bonds (“POBs”)).

These obligations do not constitute indebtedness under the state constitutional debt limitation and, therefore, are not subject to voter approval.

The City may enter into operating leases and lease purchase agreements on an as-needed basis without voter approval. Lease terms are typically three to ten years.

Payments to be made under valid leases are payable only in the year in which use and occupancy of the leased property is available, and lease payments may not be accelerated as a default remedy. Lease financing requires the fair market rental value of the leased property to be equal to or greater than the required debt service or lease payments. The lessee (the City) is obligated to include in its Annual Budget and appropriate the rental payments that are due and payable during each fiscal year the lessee has use of the leased property.

The City should strive to maintain its net General Fund-backed annual debt service at or less than **10%** of available annually budgeted revenue. This ratio is defined as the City's annual debt service requirements on General Fund Supported Debt (including, but not limited to, COPs, LRBs, JOBs, and POBs) compared to total annual General Fund Revenues net of interfund transfers out.

2. **Revenue Bonds** – Long-term obligations payable solely from specific special fund sources, in general, are not subject to a debt limitation. Examples of such long-term obligations include those which are payable from a special fund consisting of restricted revenues or user fees (e.g., enterprise revenues) and revenues derived from the system of which the project being funded is a part.

In determining the affordability of proposed revenue bonds, the City will perform an analysis comparing projected annual net revenues (exclusive of depreciation which is a non-cash related expense) to estimated annual debt service. The City should strive to maintain an annual coverage ratio of 110% (or such higher coverage ratio included in the City's existing financing documents), using historical and/or projected net revenues to cover annual debt service for bonds. To the extent necessary, the City shall undertake proceedings for a rate increase to cover both operations and debt service costs, and create debt service reserve funds to maintain the required coverage ratio.

3. **Special Districts Financing** – The City may determine, from time to time, to undertake proceedings to form Community Facilities Districts pursuant to the Mello-Roos Community Facilities District Act of 1982 or assessment districts pursuant to the Improvement Act of 1911, the Municipal Improvement Act of 1913, or other applicable law. The City will consider requests for special district formation and debt issuance when such requests address a public need or provide a public benefit. Each application will be considered on a case by case basis, and the Finance Department may not recommend a financing if it is determined that the financing could be detrimental to the debt position or the best interests of the City.
4. **General Obligation Bonds** – Notwithstanding their name, General Obligation Bonds are not general obligations of the City, but instead they are payable from and secured by a dedicated, voter-approved property tax override rate (*i.e.*, a property tax in excess of the 1% basic *ad valorem* property tax rate which has received the approving two-thirds vote of the City's electorate). While the

dedicated revenue stream to repay the debt makes General Obligation Bonds an attractive option, additional considerations for this financing mechanism include the time and expense of an election, the possibility that the electorate will not approve the ballot measure, and the legal bonding capacity limit of the assessed value of all taxable property within the City. (At the time of the adoption of this Policy, the legal bonding capacity limit for a California general law city is 3.75% of the assessed value of all taxable property within the City.).

5. **Tax Increment Financing** – Tax increment financing is a financing method whereby a portion of *ad valorem* property taxes (commonly called the “tax increment”) that are allocated to an entity, such as a successor agency to redevelopment agency (“Successor Agency”), an enhanced infrastructure financing district (“EIFD”), a community revitalization and investment authority (“CRIA”) or an infrastructure and revitalization financing district (“IRFD”), and the entity is permitted to incur debt payable from and secured by the tax increment revenues. While tax increment debt for redevelopment agencies and Successor Agencies is entitled to the benefits of Article XVI, Section 16, of the California Constitution, no similar provision exists for EIFDs, CRIAs and IRFDs at the time of adoption of this Policy. Therefore, when considering EIFD, CRIA or IRFD financing, or other types of tax increment financing which may be permitted by law in the future, debt limit concerns should be analyzed with respect to the proposed structure and taken into account in determining the practical viability of the proposed financing.
6. **Conduit Debt** – Conduit financing provides for the issuance of securities by a government agency to finance a project of a third party, such as a non-profit organization or other private entity. The City may sponsor conduit financings for those activities that have a general public purpose and are consistent with the City’s overall service and policy objectives. Unless a compelling public policy rationale exists, such conduit financings will not in any way pledge the City’s faith and credit.

E. STRUCTURE OF DEBT

1. **Term of Debt** – In keeping with Internal Revenue Service regulations for tax-exempt financing obligations, the weighted average maturity of the debt should not exceed 120% of the weighted average useful life of the facilities or projects to be financed, unless specific circumstances exist that would mitigate the extension of time to repay the debt and it would not cause the City to violate any covenants to maintain the tax-exempt status of such debt, if applicable.
2. **Rapidity of Debt Payment; Level Payment** – To the extent practical, bonds will be amortized on a level repayment basis, and revenue bonds will be amortized on a level repayment basis considering the forecasted available pledged revenues to achieve the lowest rates possible. Bond repayments (which may take into account all bonds to be repaid from the same source of funds) should not increase on an annual basis in excess of 2% without a dedicated and supporting revenue funding stream.

Accelerated repayment schedules reduce debt burden faster and reduce total borrowing costs. The Director of Financial Management will amortize debt through the most financially advantageous debt structure and to the extent possible, match the City's projected cash flow to the anticipated debt service payments. "Backloading" of debt service will be considered only when one or more of the following occur:

- a) Natural disasters or extraordinary or unanticipated external factors make payments on the debt in early years prohibitive.
 - b) The benefits derived from the debt issuance can clearly be demonstrated to be greater in the future than in the present.
 - c) Such structuring is beneficial to the aggregate overall debt payment schedule or achieves measurable interest savings.
 - d) Such structuring will allow debt service to more closely match projected revenues, whether due to lower project revenues during the early years of the project's operation, inflation escalators in the enterprise user rates, or other quantifiable reasons.
3. **Serial Bonds, Term Bonds, and Capital Appreciation Bonds** – For each issuance, the City will select serial bonds or term bonds, or both. On the occasions where circumstances warrant, Capital Appreciation Bonds ("CABs") may be used. The decision to use term, serial, or CABs is driven based on market conditions. However, the use of CABs should be used as a last resort unless a compelling financing need is presented and acceptable rates and terms can be secured.
4. **Reserve Funds** – To the extent that the use of available City moneys to fund a reserve fund provides an economic benefit that offsets the cost of financing the reserve fund from bond proceeds (as determined by the Director of Financial Management in consultation with the City's municipal advisor and, if applicable, the underwriter for the bonds), the City may use legally permitted moneys to fund a reserve fund (in cash or through the purchase of a debt service reserve surety bond or insurance policy) for the proposed bonds, up to the maximum amount permitted by applicable law or regulation. Typically, this amount is equal to the least of: (i) maximum annual debt service on the bonds, (ii) 10% of the principal amount of the bonds (or 10% of the sale proceeds of the bonds, within the meaning of Section 148 of the federal Internal Revenue Code), or (iii) 125% of average annual debt service on the bonds.

F. USE OF ALTERNATIVE DEBT INSTRUMENTS

Alternative debt instruments and financing structures sometimes can provide a lower cost of borrowing in the short run, but may involve greater medium-term or long-term risk. Due diligence review must be performed for each transaction, including the quantification of potential risks and benefits, analysis of the impact on City creditworthiness and debt affordability and

capacity, and an evaluation of the ability of the City to withstand the medium-term or long-term risk attendant to alternative debt instruments, including the feasibility of exit strategies.

G. REFUNDING GUIDELINES

The Director of Financial Management shall monitor all outstanding City debt obligations for potential refinancing opportunities. The City will consider refinancing of outstanding debt to achieve annual savings or to refinance a bullet payment or spike in debt service. Except for instances in which a bullet payment or spike in debt service is being refinanced, absent a compelling reason or financial benefit to the City, any refinancing should not result in an increase to the weighted average life of the refinanced debt.

Except for instances in which a bullet payment or spike in debt service is being refinanced, the City will generally seek to achieve debt service savings which, on a net present value basis, are at least 3% of the debt being refinanced. The net present value assessment shall factor in all costs, including issuance, escrow, and foregone interest earnings of any contributed funds on hand. Any potential refinancing shall additionally consider whether an alternative refinancing opportunity with higher savings is reasonably expected in the future. Refundings which produce a net present value savings of less than 3% will be considered on a case-by-case basis. Notwithstanding the foregoing, a refunding by the Successor Agency to the Winters Community Development Agency shall be determined based on the requirements of Health and Safety Code Section 34177.5.

H. MARKET COMMUNICATION, ADMINISTRATION, AND REPORTING

- 1. Rating Agency Relations and Annual or Ongoing Surveillance** – The Director of Financial Management shall be responsible for maintaining the City’s relationships with the major rating agencies that rate the City’s bond issues (such as S&P Global Ratings, Fitch Ratings and Moody’s Investors Service). These agencies’ rating criteria often change and the City cannot control the decisions made by any rating agency. However, for each debt issue that the City will seek a rating assignment, the City will strive to obtain and maintain the highest possible underlying, uninsured rating. In addition to general communication, the Director of Financial Management shall:
 - a) Ensure the rating agencies are provided updated financial statements of the City as they become publically available.
 - b) Communicate with credit analysts at each agency as may be requested by the agencies.
 - c) Prior to each proposed new debt issuance, schedule meetings or conference calls with agency analysts and provide a thorough update on the City’s financial position, including the impacts of the proposed debt issuance.
- 2. Council Communication** – The Director of Financial Management should report feedback from rating agencies, when and if available, regarding the City’s

financial strengths and weaknesses and areas of concern relating to weaknesses as they pertain to maintaining the City's existing credit ratings.

3. **Continuing Disclosure Compliance** – The City shall remain in compliance with Rule 15c2-12, promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, by filing (to the extent required by the applicable continuing disclosure undertaking) its annual financial statements and other financial and operating data for the benefit of its bondholders within nine months of the close of the fiscal year, or by such other annual deadline required in any continuing disclosure agreement or certificate for any debt issue. The City shall maintain a log or file evidencing that all continuing disclosure filings have been made promptly.
4. **Debt Issue Record-Keeping** – A copy of all debt-related records shall be retained at the City's offices. At minimum, these records shall include all official statements, bond legal documents/transcripts, resolutions, trustee statements, leases, and title reports for each City financing (to the extent available).

Such records shall be retained while any bonds of an issue are outstanding and during the three-year period following the final maturity or redemption of the bond issue or, if later, while any bonds that refund bonds of that original issue are outstanding and for the three year period following the final maturity or redemption date of the latest refunding bond issue.

5. **Arbitrage Rebate** – The use of bond proceeds and their investments must be monitored to ensure compliance with all arbitrage rebate requirements of the Internal Revenue Code and related Internal Revenue Service regulations, in keeping with the covenants of the City and/or related entity in the tax certificate for any federally tax-exempt financing. The Director of Financial Management shall ensure that all bond proceeds and investments are tracked in a manner which facilitates accurate calculation; and, if a rebate payment is due, such payment is made in a timely manner.

I. CREDIT RATINGS

The City will consider published ratings agency guidelines regarding best financial practices and guidelines for structuring its capital funding and debt strategies to maintain the highest possible credit ratings consistent with its current operating and capital needs.

J. CREDIT ENHANCEMENT

Credit enhancement may be used to improve or establish a credit rating on a City debt obligation. Types of credit enhancement include letters of credit, bond insurance and surety policies. The City, in consultation with the City municipal advisor, may determine the use of a credit enhancement, for any debt issue, if it reduces the overall cost of the proposed financing or if the use of such credit enhancement furthers the City's overall financing objectives.

K. SB 1029 COMPLIANCE

Senate Bill 1029, signed by the State Governor on September 12, 2016, and enacted as Chapter 307, Statutes of 2016, requires issuers to adopt debt policies addressing each of the five items below:

- i. *The purposes for which the debt proceeds may be used.*

Section C.2 (Acceptable Uses of Debt and Proceeds of Debt) and Section C.3 (Prohibited Use of Debt and Proceeds of Debt) address the purposes for which debt proceeds may be used.

- ii. *The types of debt that may be issued.*

Section C.3 (Short-Term Debt), Section D (Types of Financing Instruments; Affordable and Planning Policies), Section E (Structure of Debt) and Section F (Use of Alternative Debt Instruments) are among the provisions that provide information regarding the types of debt that may be issued.

- iii. *The relationship of the debt to, and integration with, the issuer's capital improvement program or budget, if applicable.*

Section C.1 (Acceptable Conditions for the Use of Debt) provides information regarding the relationship between the City's debt and Capital Improvement Program.

- iv. *Policy goals related to the issuer's planning goals and objectives.*

As described in Section B (BACKGROUND), Section D (TYPES OF FINANCING; AFFORDABILITY AND PLANNING POLICIES) and other sections, this Policy has been adopted to assist with the City's goal of maintaining fiscal sustainability and financial prudence.

- v. *The internal control procedures that the issuer has implemented, or will implement, to ensure that the proceeds of the proposed debt issuance will be directed to the intended use.*

Section 4 (Internal Control Procedures Concerning Use of Proceeds of Debt) provides information regarding the City's internal control procedures designed to ensure that the proceeds of its debt issues are spent as intended.

GLOSSARY

Ad Valorem Tax: A tax calculated “according to the value” of property. In California, property which is subject to *ad valorem* taxes is classified as “secured” or “unsecured.” The secured classification includes property on which any property tax levied by a county becomes a lien on that property. A tax levied on unsecured property does not become a lien against the unsecured property, but may become a lien on certain other property owned by the taxpayer.

Annual Coverage Ratio: With respect to any bonds that are secured by a particular source of revenue for a particular 12 month period, the ratio obtained from dividing the estimated dollar amount of the revenue during such period by the scheduled principal and interest payment for the bonds during such period.

Anticipation Notes: Short term notes (such as Tax and Revenue Anticipation Notes, Grant Anticipation Notes and Bond Anticipation Notes) issued to provide interim financing anticipated to be paid off from sources to be received at or before the maturity date of the anticipation notes (such as tax revenues, grant funds, proceeds of long-term bonds).

Arbitrage: The gain that may be obtained by borrowing funds at a lower (often tax-exempt) rate and investing the proceeds at higher (often taxable) rates. The ability to earn arbitrage by issuing tax-exempt securities has been severely curtailed by the Internal Revenue Code of 1986, as amended.

Assessed Valuation: The “value” of property as set by a taxing authority (such as the county assessor) on the tax roll for purposes of ad valorem taxation.

Bond: A security that represents an obligation to pay a specified amount of money on a specific date in the future, typically with periodic interest payments.

Bond Anticipation Notes: Short-term notes issued usually for capital projects and paid from the proceeds of the issuance of long-term bonds. Provide interim financing in anticipation of bond issuance.

Bond Counsel: A specialized, qualified attorney retained by the issuer to give a legal opinion concerning the validity of securities. The bond counsel’s opinion usually addresses the subject of tax exemption. Bond counsel typically prepares and/or advises the issuer regarding legal structure, authorizing resolutions, trust indentures and the like.

Bond Insurance: A type of credit enhancement whereby an insurance company indemnifies an investor against default by the issuer. In the event of failure by the issuer to pay principal and interest in full and on time, investors may call upon the insurance company to do so. Once issued, the municipal bond insurance policy is generally irrevocable. The insurance company receives its premium when the policy is issued and this premium is typically paid out of the bond issue.

Capital Appreciation Bond: A municipal security on which the investment return on an initial principal amount is reinvested at a stated compounded rate until maturity, at which time the investor receives a single payment representing both the initial principal amount and the total investment return.

CDIAC: California Debt and Investment Advisory Commission.

Certificates of Participation: A financial instrument representing a proportionate interest in payments (such as lease payments) by one party (such as a city acting as a lessee) to another party (often a JPA or non-profit).

Competitive Sale: A sale of bonds in which an underwriter or syndicate of underwriters submit sealed bids to purchase the bonds. Bids are awarded on a true interest cost basis (TIC), providing that other bidding requirements are satisfied. Competitive sales are recommended for simple financings with a strong underlying credit rating. This type of sale is in contrast to a Negotiated Sale

Continuing Disclosure: An issuer's obligations under its continuing disclosure agreements executed in connection with its bond issues. See "Rule 15c2-12" below. Under each continuing disclosure agreement, the issuer agrees to periodically provide certain relevant information and make such information available to the investing market. The information is generally required to be posted on MSRB's Electronic Municipal Market Access (EMMA) website.

Credit Enhancement: An instrument (such as a bond insurance policy, a debt service reserve insurance policy or surety bond, a letter of credit) which may be purchased to provide additional assurance that the repayment of the debt will be honored, and hence may enhance the credit rating for the debt issue.

Credit Rating Agency: A company that rates the relative credit quality of a bond issue and assigns a letter rating. These rating agencies include Moody's Investors Service, Standard & Poor's, and Fitch Ratings.

Debt Limit: The maximum amount of debt that is legally permitted by applicable charter, constitution, or statutes.

Debt Service: The amount necessary to pay principal and interest requirements on outstanding bonds for a given year or series of years.

Default: The failure to pay principal or interest in full or on time and, in some cases, the failure to comply with non-payment obligations after notice and the opportunity to cure.

Derivative: A financial instrument which derives its own value from the value of another instrument, usually an underlying asset such as a stock, bond, or an underlying reference such as an interest rate index.

Disclosure Counsel: A specialized, qualified attorney retained to provide advice on issuer disclosure obligations, to prepare the official statement and to prepare the continuing disclosure undertaking.

Discount: The difference between a bond's par value and the price for which it is sold when the latter is less than par. Also known as "underwriter discount," this is the fee paid to the underwriter its banking and bond marketing services.

Enterprise Activity: Specific activity that generates revenues. Common examples include water, wastewater and solid waste enterprises. A use of revenues generated by an enterprise activity for purposes unrelated to that enterprise is often subject to restrictions imposed by law. Debt service on bonds issued to finance facilities or projects for an enterprise is usually paid with the revenues of such enterprise.

Financing Team: The working group of City staff and outside consultants necessary to complete a debt issuance.

Indenture: A contract between the issuer and the trustee stipulating the characteristics of the financial instrument, the issuer's obligation to pay debt service, and the remedies available to the trustee in the event of default.

Issuance Costs: The costs incurred by the bond issuer during the planning and sale of securities. These costs include but are not limited to municipal advisory, bond counsel, disclosure counsel, printing, advertising costs, credit enhancement, rating agencies fees, and other expenses incurred in the marketing of an issue.

Lease: An obligation wherein a lessee agrees to make payments to a lessor in exchange for the use of certain property. The term may refer to a capital lease or to an operating lease.

Lease Revenue Bonds: Bonds that are secured by the revenue from lease payments made by one party to another.

Maturity Date: The date upon which a specified amount of debt principal or bonds matures, or becomes due and payable by the issuer of the debt.

Municipal Advisor: A consultant who provides the municipal issuer with advice on the structure of the bond issue, timing, terms and related matters for a new bond issue.

Municipal Securities Rulemaking Board (MSRB): A self-regulating organization established on September 5, 1975 upon the appointment of a 15-member board by the Securities and Exchange Commission. The MSRB, comprised of representatives from investment banking firms, dealer bank representatives, and public representatives, is entrusted with the responsibility of writing rules of conduct for the municipal securities market. The MSRB hosts the EMMA website, which hosts information posted by issuers under their continuing disclosure undertakings.

Negotiated Sale: A sale of securities in which the terms of the sale are determined through negotiation between the issuer and the purchaser, typically an underwriter, without competitive bidding. The negotiated sales process provides control over the financing structure and issuance timing. Negotiated sales are recommended for unusual financing terms, period of market volatility and weaker credit quality. A thorough evaluation, usually with the assistance of the City's Municipal Advisor, of the proposed bond's credit characteristics in conjunction with market conditions will be performed to ensure reasonable final pricing and underwriting spread.

Net Present Value (NPV) – A financial measurement whereby savings of a transaction are discounted back to money into a "today's" dollars equivalent. Often the discount rate used is the true interest cost (TIC—see definition below) rate on the proposed new bond issuance. Typically, in the municipal market place it is common to then divide the NPV value by the outstanding par amount of the bonds that are to be refunded to develop a percentage value.

Official Statement (Prospectus): A document published by the issuer in connection with a primary offering of securities that discloses material information on a new security issue including the purposes of the issue, how the securities will be repaid, and the financial, economic and social characteristics of the security for the bonds. Investors may use this information to evaluate the credit quality of the securities.

Par Value: The face value or principal amount of a security.

Pension Obligation Bonds: Financing instruments used to pay some or all of the unfunded pension liability of a pension plan. POBs are issued as taxable instruments over a 10-40 year term or by matching the term with the amortization period of the outstanding unfunded actuarial accrued liability.

Premium: The excess of the price at which a bond is sold over its face value.

Present Value: The value of a future amount or stream of revenues or expenditures.

Private Placement: A bond issue that is structured specifically for a small number of purchasers or a single purchaser. Private placements are typically carried out when extraneous circumstances preclude public offerings. A private placement is considered to be a negotiated sale.

Redemption: Depending on an issue's call provisions, an issuer may on certain dates and at certain premiums, redeem or call specific outstanding maturities. When a bond or certificate is redeemed, the issuer is required to pay the maturities' par value, the accrued interest to the call date, plus any premium required by the issue's call provisions.

Refunding: A procedure whereby an issuer refinances an outstanding debt issue by issuing a new debt issue.

Rule 15c2-12: Rule adopted by the Securities and Exchange Commission setting forth certain obligations of (i) underwriters to receive, review and disseminate official statements prepared by issuers of most primary offering of municipal securities, (ii) underwriters to obtain continuing disclosure agreements from issuers and other obligated persons to provide ongoing annual financial information on a continuing basis, and (iii) broker-dealers to have access to such continuing disclosure in order to make recommendations of municipal securities in the secondary market.

Reserve Fund: A fund established by the indenture of a bond issue into which money is deposited for payment of debt service in case of a shortfall in current revenues.

Revenue Bond: A bond which is payable from a specific source of revenue and to which the full faith and credit of an issuer is not pledged. Revenue bonds are payable from identified sources of revenue, and do not permit the bondholders to compel a jurisdiction to pay debt service from any other source. Pledged revenues often are derived from the operation of an enterprise.

Secondary Market: The market in which bonds are sold after their initial sale in the new issue market.

Serial Bonds: Bonds of an issue that mature in consecutive years or other intervals and are not subject to mandatory sinking fund provisions.

Tax and Revenue Anticipation Notes (TRANS): Short term notes issued in anticipation of receiving tax receipts and revenues within a fiscal year. TRANS allow the municipality to manage the period of cash shortfalls resulting from a mismatch between timing of revenues and timing of expenditures.

Term Bonds: Bonds that come due in a single maturity but where the issuer may agree to make periodic payments into a sinking fund for mandatory redemption of term bonds before maturity and for payment at maturity.

True Interest Cost (TIC): Under this method of computing the interest expense to the issuer of bonds, true interest cost is defined as the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the new issue of bonds. Interest is assumed to be compounded semi-annually. TIC computations produce a figure slightly different from the net interest cost (NIC) method because TIC considers the time value of money while NIC does not.

Trustee: A bank retained by the issuer as custodian of bond proceeds and official representative of bondholders. The trustee ensures compliance with the indenture. In many cases, the trustee also acts as paying agent and is responsible for transmitting payments of interest and principal to the bondholders.

Underwriter: A broker-dealer that purchases a new issue of municipal securities from the issuer for resale in a primary offering. The bonds may be purchased either through a negotiated sale with the issuer or through a competitive sale.

Weighted Average Useful Life: In reference to a particular bond issue, the weighted average useful life of the assets financed with the proceeds of the bonds is calculated by giving weight to both the relative dollar amount spent on each asset and the useful life of that asset.

Yield: The net rate of return, as a percentage, received by an investor on an investment. Yield calculations on a fixed income investment, such as a bond issue, take purchase price and coupon into account when calculating yield to maturity.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Carol Scianna, Environmental Services Manager
SUBJECT: Resolution No. 2018-35 approving plans and technical specifications, and authorization for the Public Works Department to proceed with the bidding process for the construction of Wastewater Treatment Facility Influent Screening Improvements, Project No. 16-03

RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 2018-35 approving plans and technical specifications, and authorizing the Public Works Department to proceed with the bidding process for the construction of the Wastewater Treatment Facility Influent Screening Improvements Project No. 16.03

BACKGROUND: The West Main sewer pump station is required as part of the Conditions of Approval, for the Stones Throw (Winters Highlands) and Callahan Developments. Construction on the pump station is expected to begin soon, with completion slated for April 2019. This new pump station will direct sewage from these developments directly to the Wastewater Treatment Facility (WWTF), rather than through the East Street Pump Station (ESPS), which is how all other city wastewater is currently processed. Some of the existing flows from the northwest part of town will be re-directed through the new pump station, which will significantly increase available capacity at ESPS.

The new pump station does not include influent screening, like the ESPS does, so staff determined that a new influent screen facility was necessary out at the WWTF, in order to remove rags and other debris prior to discharging into the ponds. Eventually, this screening facility will be expanded to handle current and future flows, resulting in an efficient and reliable WWTF system.

In 2016, Larry Walker Associates completed a preliminary design tech memo for the new facility, and in July 2017, Council approved a contract with West Yost Associates to complete the final design of the influent screening facility.

DISCUSSION:

The LWA tech memo included a construction cost estimate of \$439, 000. This amount was budgeted by staff. However, there were several elements in the final design, which were not in the preliminary design, resulting in a much higher cost. Also, since the preliminary design was completed; the bidding climate has shown that bids are coming in much higher than originally estimated. West Yost and city staff have modified the final design for the facility to address

these concerns, and the revised cost estimate is within the budget provided in the attached revised Project Budget Sheet (PBS).

Therefore, staff recommends the City Council adopt Resolution No. 2018-35 approving plans and technical specifications, and authorizing the Public Works Department to proceed with the bidding process for the construction of the Wastewater Treatment Facility Influent Screening Improvements Project No. 16.03

Excerpts of Plans are included as an attachment. A complete set of the Plans and Specifications is available for viewing at the Public Works Department counter in City Hall during normal business hours.

ALTERNATIVES: None recommended by staff.

FISCAL IMPACT: The revised PBS includes \$400,000 for construction, with a \$20,000 contingency (5%), plus \$5,000 for materials sampling/testing. The funding will come from Sewer Operations & Maintenance Funds. Once bids are opened and actual construction cost known; staff will bring back a revised PBS if necessary.

Attachments: Revised PBS
Excerpt from Plans
Resolution No. 2018-35

WWTF Influent Screening Improvements Project Budget Sheet

CIP#: 16-03
Last Updated: July-17
Project Owner: Public Works
Project Manager: Carol Scianna

MTIP #
Original Approval: Jan. 2016
Project Resource: Consultant

Description:

Design and Construction for WWTF Influent Screening System

Authority:

The City needs to ensure that rags and other debris are screened prior to entering the WWTF ponds

Budget:						
Item	%	Amount	Item	%	Amount	
Project Management		\$8,000	Design		\$81,000	
Testing and Inspection		\$5,000	Permits			
Pre Design		\$9,000	Construction		\$400,000	
Right of Way/Utility Relocation			Contingency		\$20,000	
CEQA/NEPA			Project Total:		\$523,000	

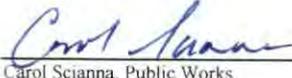
Financing Schedule:		Project Start: 2016		Project Completion: 2018			
Phases: Design, Construction							
Fund Code:	621						
Name:	O & M	Blank	Blank	Blank	Blank	Blank	FY Totals
Previous	\$ 9,000						\$ 9,000
FY 17/18:	86000						\$ 86,000
FY 18/19:	\$ 428,000						\$ 428,000
Fund Totals:	\$ 523,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 523,000

Recommended for Submittal

Recommended for Approval

Finance Department Approval

City Manager Approval

 7/3/18
 Carol Scianna, Public Works (date)

 Alan Mitchell, City Engineer (date)

 Shelly Gunby, Director of Finance (date)

 John Donlevy, City Manager (date)

RESOLUTION NO. 2018 - 35

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
APPROVING THE PLANS AND TECHNICAL SPECIFICATIONS FOR THE DOWNTOWN
WWTF INFLUENT SCREENING IMPROVEMENTS**

WHEREAS, the West Main Sewer Pump Station is required as a condition of approval, and is being constructed, as part of the Stones Throw (Winters Highlands) and Callahan Developments; and

WHEREAS, the new pump station does not include influent screening, like the ESPS does, and staff determined that a new influent screen facility was necessary out at the WWTF, in order to remove rags and other debris prior to discharging into the ponds; and

WHEREAS, in 2016, Larry Walker Associates completed a preliminary design Tech Memo for the new facility, and in July 2017, Council approved a contract with West Yost Associates to complete the final design of the influent screening facility; and

WHEREAS, construction documents, including plans, specifications and estimate, were completed and reviewed by Public Works and Engineering staff for the construction of a Manual Bar Screen facility; and

WHEREAS, the construction documents are ready to be publicly advertised for bids; and

WHEREAS, staff recommends to City Council that said project improvement plans and technical specifications be approved and the Public Works Department authorized to advertise for bids.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Winters as follows:

1. The improvement plans and technical specifications for the Wastewater Treatment Facility Influent Screening Improvements, Project No. 16-03 are hereby approved by the City Council, City of Winters, and
2. Staff is authorized to proceed with the bidding process for the construction of the improvements.

PASSED AND ADOPTED by the City Council of the City of Winters, on this 17th day of July, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy Jensen, City Clerk

Approved as to form:

Ethan Walsh, City Attorney

CITY OF WINTERS

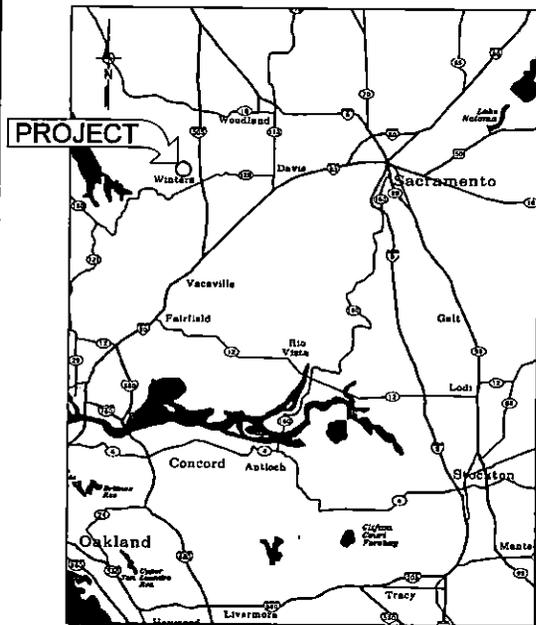


WWTF INFLUENT SCREENING IMPROVEMENTS

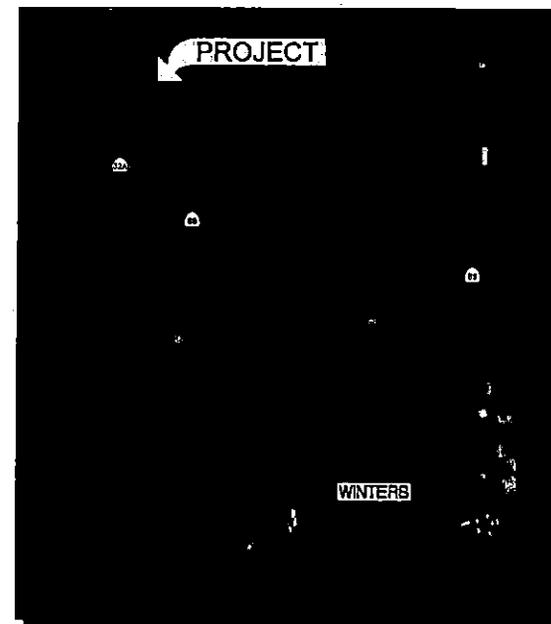
PROJECT NO. 16-03

DRAWINGS

JUNE 2018



VICINITY MAP



LOCATION MAP

SUBMITTED:

PRESCOTT C. HEALD, PROJECT ENGINEER, RCE 69457

APPROVED FOR
CITY OF
WINTERS:

ALAN L. MITCHELL, CITY ENGINEER

N:\Clients\321 City of Winters\18 17-02 Headworks System\CAD\Production\321 18 17-02-G01.dwg 7/2/2018 12:49 PM sonder



6/15/2018

THIS LINE IS 1 INCH
AT FULL SCALE
IF NOT SCALE ACCORDINGLY

SCALE: NONE
DRAWN BY: SM8
DESIGNED BY: PCH
PROJ. MGR.: DAA

NO. ZONE REVISIONS BY DATE

WEST YOST



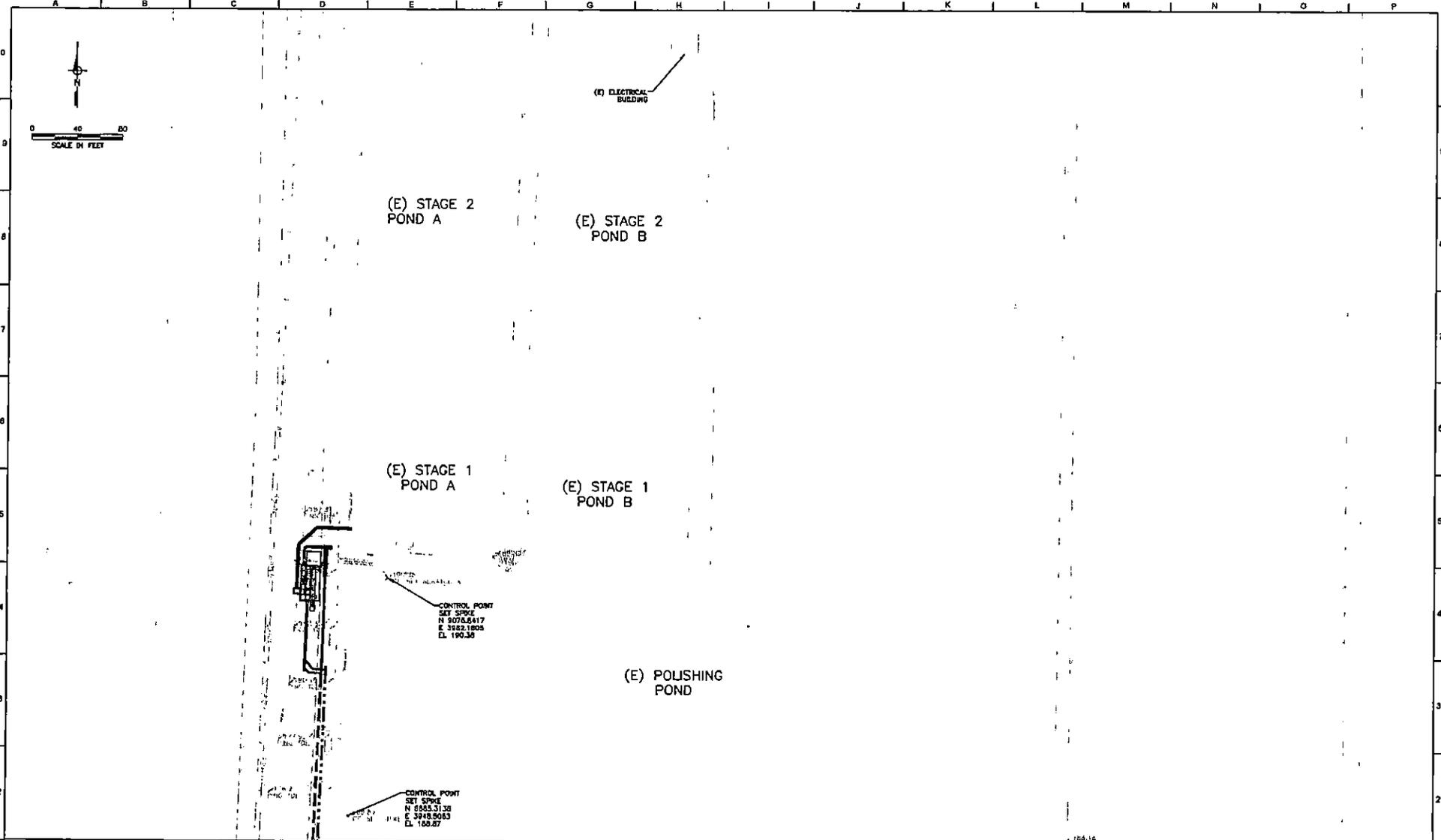
2020 Rosebush Park Drive
Suite 100
Davis, California 95618
(530) 755-5605
FAX (530) 755-5601



CITY OF WINTERS
WWTP IMPROVEMENTS
TITLE SHEET, LOCATION MAP
AND VICINITY MAP

JOB NUMBER
321-18-17-02
DRAWING NUMBER
G01
SHEET NUMBER
1 of 30
REVISION

N:\C:\m\321 City of Winters\18-17-02 Headworks System\CAO\Production\321-18-17-02-C01.dwg 6/19/2018 11:35 AM sborber



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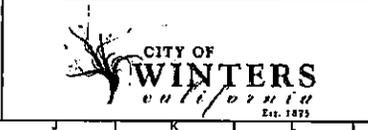
SCALE: AS SHOWN

DRAWN BY: SJB

DESIGNED BY: MLY

PROJ. MGR.: DJL

No.	DATE	REVISIONS	BY	DATE

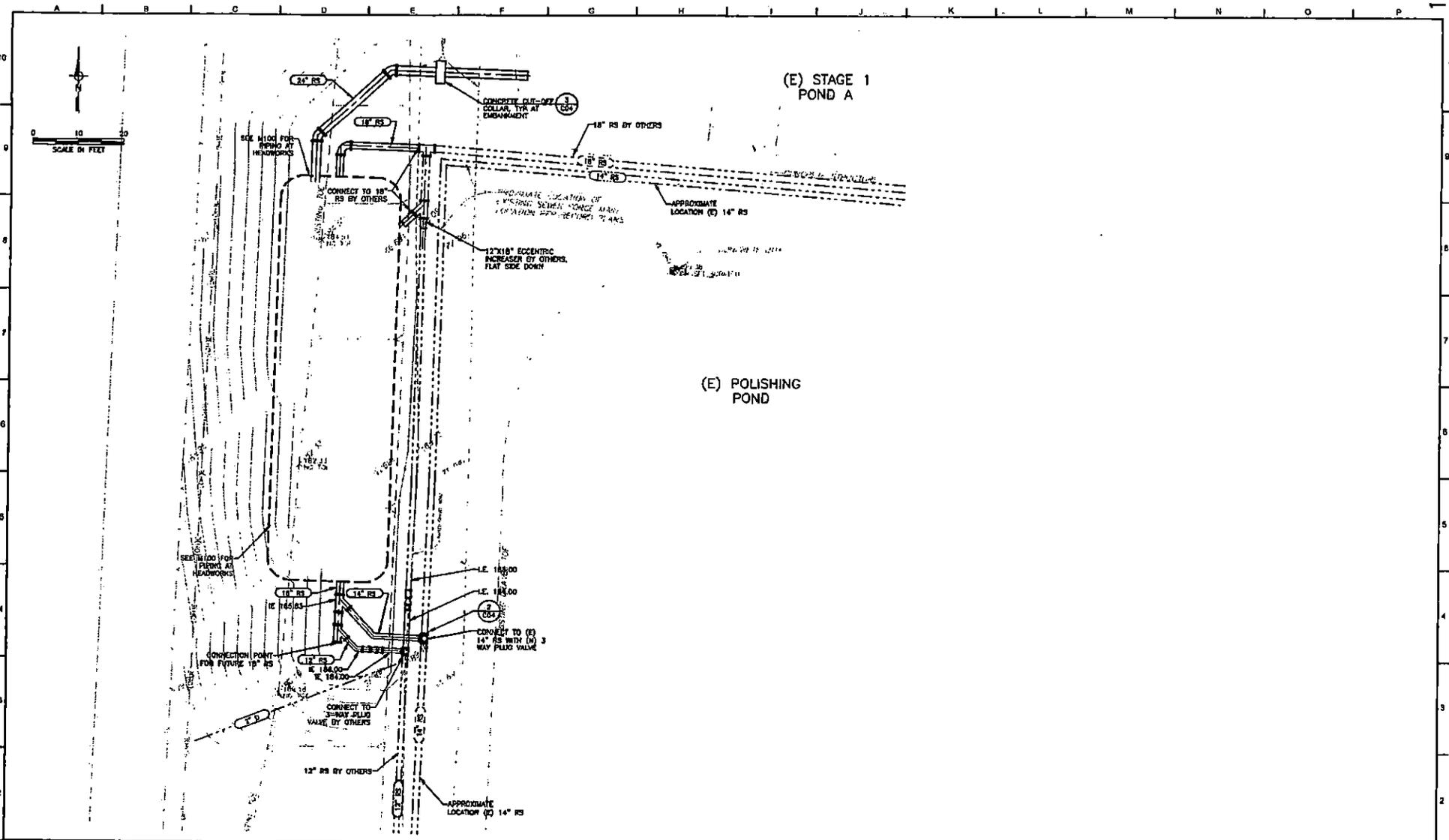


CITY OF WINTERS
WWTP IMPROVEMENTS
SITE PLAN, CONTROL POINTS AND
STAGING AREA

JOB NUMBER	321-18-17-02
DRAWING NUMBER	C01
SHEET NUMBER	4 OF 20
REVISION	

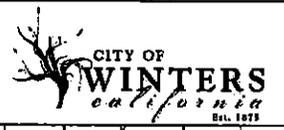
A B C D E F G H I J K L M N O P

N:\Crimba\321 City of Winters\18-17-02 Headers System\CAD\Production\321-18-17-02-CDD.dwg 6/29/2018 2:14 PM shradh

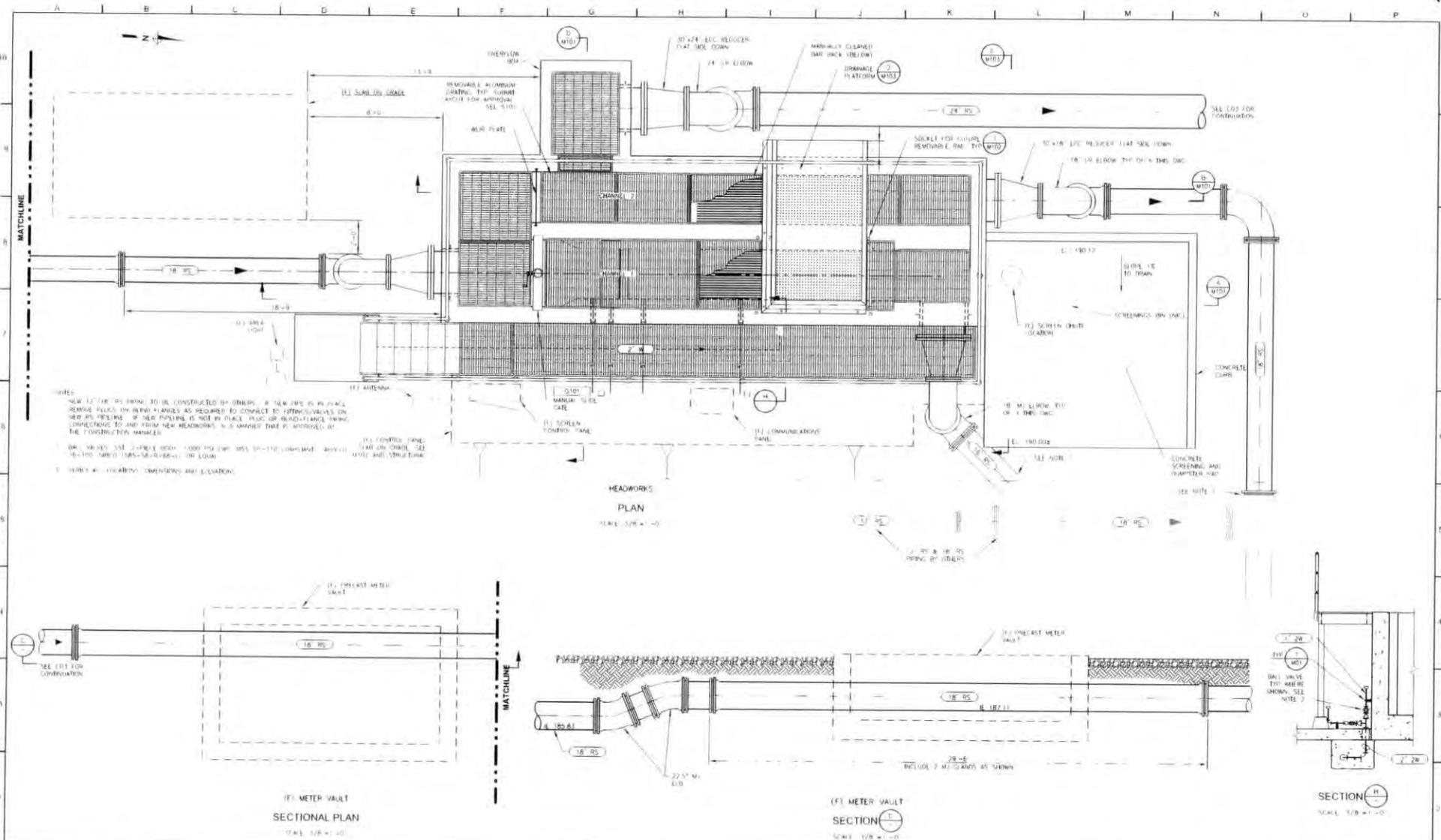


THIS LINE IS 1/8" INCH AT FULL SCALE IF NOT SCALE ACCORDINGLY					
SCALE: AS SHOWN					
DRAWN BY: S.H.S.					
DESIGNED BY: M.V.					
PRINL. INGR.: D.A.					
	No.	ZONE	REVISIONS	BY	DATE

WEST YOST ASSOCIATES
 9220 Research Park One
 Suite 100
 Davis, California 95618
 (530) 756-6925
 FAX (530) 756-5391



CITY OF WINTERS WWTP IMPROVEMENTS YARD PIPING PLAN	JOB NUMBER 321-18-17-02
	DRAWING NUMBER CDD
	SHEET NUMBER 8 OF 20
	REVISION



NOTES:
 NEW 12" DIA. PIPE TO BE CONSTRUCTED BY OTHERS. IF NEW PIPE IS PLACED, REMOVE BELLS ON BOTH ENDS AS REQUIRED TO COMPLY TO SPECIFICATIONS ON NEW PIPE. IF NEW PIPELINE IS NOT IN PLACE, PLACE OR RECONSTRUCT EXISTING CONNECTIONS TO AND FROM NEW HEADWORKS AS SHOWN UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
 ALL MATERIALS AND METHODS TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE CITY AND STRUCTURE.
 ALL CONCRETE SHALL BE 4000 PSI (CY) WITH 5% AIR ENTRAINMENT. ALL CONCRETE SHALL BE CAST ON CHANGEL. SEE NOTES AND SPECIFICATIONS.
 VERIFY ALL DIMENSIONS, DIMENSIONS AND ELEVATIONS.

WEST YOST ASSOCIATES
 2020 Research Park Oaks
 Suite 100
 Davis, California 95618
 (530) 756-5966
 FAX (530) 756-5991

CITY OF WINTERS
 DIVISION OF PUBLIC WORKS
 EST. 1924

**CITY OF WINTERS
 WWTW IMPROVEMENTS
 HEADWORKS AND METER VAULT
 PLAN & SECTIONS**

JOB NUMBER	21-18-17-02
DRAWING NUMBER	M100
SHEET NUMBER	17 OF 20
REVISION	



DATE PLOTTED	6/15/2018
SCALE	1/8" = 1'-0"
DRAWN BY	SMB
DESIGNED BY	DJM
PROJECT	HEADWORKS
DATE	
BY	
DATE	

6/15/2018 2:17:11 PM Winters 16115-02 Westway System (CAD) Production 317 - 81115-02 - 17 - M100 - WWTW IMPROVEMENTS PLAN & SECTIONS 17 OF 20



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Carol Scianna, Environmental Services Manager 
SUBJECT: Updates to Muni Code Related to Green Waste/Garbage Services

RECOMMENDATION: Staff recommends Council preview proposed changes to City Municipal Code(Muni Code) related to solid waste services including Organics/Green waste, Recycling and Garbage collection and make recommendation to finalize changes into Muni Code.

BACKGROUND: There are many elements of our current Muni Code that do not reflect changes in regulatory, policy and operations and policy changes in the solid waste industry. The task to incorporate these changes is time/labor intensive and staff wanted to receive direction from Council regarding these proposed changes prior to:

DEFINITIONS TO BE ADDED:

Construction and Demolition (C & D)- debris generated from construction and demolition activities ie wood, concrete, sheetrock, insulation...

Divertible Materials- materials that can be diverted from landfill and recycled or composted

Organic Refuse- Yard waste and food waste

Putrescible Waste- waste that could create nuisances due to odors, gases

UPDATE SPECIFICS REGARDING:

- Acceptable waste containers to reflect current standards and operations including minimum of 32 gallon container
- Yard Service- reflect containerized services and explanations of acceptable and non-acceptable materials
- Street pile restrictions limited to no more than 7 days prior to schedule pick up day
- Acceptability of community piles by agreement of neighbors, currently all piles must be in front of the house where they are generated.
- Violations imposed for street piles left out more than 7 days. Enforced with initial notice

to remove within 7days. If not removed a citation to be issued. Fines may be issued as per Muni Code Chapter 19.10. to be determined by Council.

- Ownership of waste and recyclables- clarify that waste and yard refuse belong to generator until removed from container, however recyclables placed in containers at curb become property of city's contract hauler, meant to deter scavenging
- Divertible Materials- add details regarding the separation of trash from recyclables and organics and materials to be placed into appropriate containers

ATTACHMENTS:

Summary Of Proposed changes

Summary of Winters Muni Code Proposed Revision/ Additions

Definitions to be added

Construction and demolition debris includes:

- (1) Discarded materials generally considered to be not water soluble and nonhazardous in nature, including, but not limited to, metals, glass, brick, concrete, asphalt material, pipe, gypsum, wallboard, and/or lumber, generated as part of a construction, demolition or renovation project; of a structure and/or landscaping, and including rocks, soils, tree remains, trees, and other vegetative matter that normally results from land clearing, landscaping and development operations for a construction or demolition project;
- (2) Clean cardboard, paper, plastic, wood, and metal scraps resulting from any construction or demolition project;
- (3) Other nonhazardous wastes that are generated at construction or demolition projects provided such amounts are consistent with best management practices of the industry.

Divertible materials. Any solid waste that is accepted for recycling and/or yard refuse or organic refuse collected by the city's contract hauler for composting

Organic refuse. Yard refuse, and at such a time as the city and the city's contract hauler agree, food scraps, including fruit, vegetables, pasta, bread, rice, meat, dairy, coffee grinds and filters, tea bags, paper plates, paper towels, paper napkins and any other materials authorized by the city for collection with containerized yard refuse

Putrescible waste. Wastes that are capable of being decomposed by micro-organisms with sufficient rapidity as to cause nuisances because of odors, gases or other offensive conditions, and include materials such as food wastes, offal and dead animals.

Specific Details to be revised/ added

Acceptable waste containers.

- (a) All waste, except as otherwise provided, shall be placed within acceptable containers.
- (b) Only the following containers are acceptable for the deposit of solid waste:
 - (1) City or city's contract hauler supplied and approved "semiautomated" or "automated" thirty- to one hundred-gallon wheeled carts with flytight lids or city and contract hauler approved alternative sized carts.
 - (2) Bin-type containers, adequate in capacity and structurally designed so as to be compatible with the collection equipment used for waste collection in the city.
 - (3) Compaction containers, special bulk-volume, drop-box or roll-off containers of sanitary design, adequate in capacity and structurally designed so as to be compatible with the collection equipment used for waste collection in the city.
 - (4) All waste containers supplied by the contract hauler shall be and remain the property of the contract hauler.

(c) Nothing in this chapter shall be construed so as to allow the maintenance of less than one receptacle per dwelling unit, except for shared communal waste containers within a multi-family property, housing association, or other shared waste bins allowed by the city

(d) All containers shall, when filthy, leaking, or in a defective state, be cleaned by the customer and repaired or replaced by the owner of the container.

Yard Refuse Service

a) Yard refuse containers will be issued to all persons and entities receiving yard refuse services. Only yard refuse placed in containers issued by the city hauler for the specific purpose of yard refuse collection will be picked up by the city or its contract hauler.

(b) Notwithstanding provisions of this chapter to the contrary, leaves, lawn clippings, tree and shrub pruning's, or like plant material may be placed in a city-issued yard refuse container on the street at the curb for collection by the city or its contract agent. No hazardous waste, stumps, concrete, metal objects, soil, garbage, sod, plastic plant containers, animal waste, pampas grass, flax, palm branches, rocks, or other similar non-plant material, as determined by the public works department, shall be placed in the container or on the street.

(c) Upon issuance of yard refuse containers, no leaves, lawn clippings, tree and shrub pruning's, or like plant material may be placed on any street, sidewalk, or public right-of-way. Notwithstanding this prohibition, during the designated monthly or spring collection period, leaf collection season, or if prior arrangements have been made with the city or its contract agent, yard refuse, except lawn clippings, may be placed in the street for pickup. The placement of lawn clippings in the street is prohibited year round. Unless designated otherwise, leaf drop season will begin on November 1 and end on January 31. Christmas trees may be placed in the street for pickup during the designated leaf collection season. During these designated periods, yard refuse or Christmas trees will be picked up provided that they are placed and maintained in a pile or piles immediately adjacent to, and in front of, the property from which they originated and maintained as not to restrict reasonable gutter drainage or obstruct traffic. During these designated periods, piles may be placed in the street no sooner than one calendar week before the scheduled collection. Pile sizes shall not exceed four feet wide by five feet long by four feet high.

(e) That portion of the yard refuse service dealing with street sweeping shall be mandatory for all areas of the city, residential, commercial, industrial or otherwise. Those subscribers who do not have full yard refuse service shall pay a proportionate fee for street sweeping.

(f) Commercial and industrial sites that do not subscribe to the yard refuse program shall provide for on-site disposal of yard refuse, self haul the material, or have it removed from the property by a business where such removal is incidental to the services provided.

Violations.

1. Notice and Opportunity to Cure. The city or contract agent shall provide written notice of a violation of this section to any person or entity placing yard refuse in or on any street, sidewalk, or public right-of-way. The person or entity receiving the notice shall have seven days from the date of the notice to remove the yard refuse. If the yard refuse is not removed within this seven-day period, the city shall issue a citation.

2. Fines. Any person or entity violating any provision of this section may be issued an administrative citation pursuant to Chapter 19.10. Each additional seven-day period after the

issuance of a citation pursuant to Chapter 19.10 in which any person or entity continues to violate any provision of this section shall constitute a new and separate violation. Any person or entity violating any provision of this section within a twelve-month period of the first violation, regardless of whether the new violation relates to the previous violation, shall be issued an additional administrative citation pursuant to

3. In addition to the fines set forth above, any person or entity violating any provision of this section shall be liable for the cost of removing and disposing of the yard refuse. The city health officer, or his or her designee, shall keep an account of the costs of cleanup and removal of the yard refuse. If the city removes the unlawful yard refuse, it shall bill the violator directly, and if the contract agent collects the refuse, the costs of cleanup and removal will be added to the violator's solid waste utility bill.

Ownership of wastes and recyclables—Infractions.

- (a) Garbage, organic refuse and other containerized solid wastes shall remain the property of the generator until the material is removed from the container by the city or the city's contract hauler.
- (b) Yard refuse waste shall remain the property of the generator until the material is collected by the city or the city's contract hauler.
- (c) Recyclables in city or contractor-provided individually-serviced residence containers placed at the curb shall become the property of the city or the city's contract hauler at the time of the placement at the curb.
- (d) Recyclables placed inside of commercial containers shall become the property of the city or the city's contract hauler at the time they are placed in the container.

- (e) Cardboard placed in a recycling area shall become the property of the city or the city's contract hauler at the time of the placement in the recycling area.
- (f) Cardboard placed at the curb shall become the property of the city or the city's contract hauler at the time of the placement at the curb.
- (g) It is unlawful for anyone other than the city's contract hauler or a person designated by the public works director to remove or otherwise interfere with recyclable materials which have been placed at the curb or in commercial containers. Any and each violation hereof from one or more recycling collection locations shall constitute a separate and distinct offense punishable as provided in this section. Any person or entity violating this article shall be guilty of an infraction and shall be subject to a fine in the amount of one hundred dollars for the first violation, two hundred dollars for the second violation, and five hundred dollars for the third and subsequent violations occurring within a one-year period.
- (h) Nothing in this chapter shall limit the right of any person to donate, sell or otherwise dispose of his or her own recyclable materials.
- (i) It is unlawful for any generator to place hazardous waste in solid waste or recycling containers, and any hazardous waste so placed shall remain the property of the generator.

Customer obligation relating to separation of divertible materials.

- (a) Divertible materials shall be separated from non-divertible materials.
 - (1) All customers, businesses and tenants shall separate recyclables from other refuse generated on the property and shall not deposit recyclables in either the trash or organics cart or bin.
 - (2) All customers, businesses and tenants shall separate organics from other refuse generated on the property and shall not deposit organics in either the trash or recycling cart or bin.
 - (3) All customers, businesses and tenants shall separate garbage waste from other refuse generated on the property and shall not deposit garbage waste or hazardous waste in either the organics or recycling cart or bin.
 - (4) Only that yard refuse and other organic refuse materials permitted by the city shall be placed in city organics refuse containers.
 - (5) Only recyclables permitted by the city shall be placed in city recycling carts or bins.
- (b) In addition to any other remedies that the city may have for violation of this section, an administrative citation may be issued for any violation of this section pursuant to Winters Municipal Code Chapter 19 .10



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Tracy Jensen, Records and Information Manager
SUBJECT: Designation of a Voting Delegate and Alternates for the League of California Cities Annual Conference

RECOMMENDATION: That the Council designate a voting delegate and up to two alternates to vote at the Annual Business Meeting at the League of California Cities Annual Conference to be held in Long Beach, California from September 12th – September 14th, 2018.

BACKGROUND: An Annual Business Meeting is held during the General Assembly as part of the League of California Cities Annual Conference each year to consider and take action on resolutions that establish League policy. This year the business meeting will take place on Friday, September 14th at 12:30 p.m. at the Long Beach Convention Center.

The League's bylaws require that the Council take action to designate the voting delegate and two voting delegate alternates. It is also required that the voting delegate and voting delegate alternates be registered to attend the conference.

FISCAL IMPACT:
None.



1400 K Street, Suite 400 • Sacramento,
California 95814
Phone: 916.658.8200 Fax: 916.658.8240
www.cacities.org

Council Action Advised by July 31, 2018

May 17, 2018

TO: Mayors, City Managers and City Clerks

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference – September 12 - 14, Long Beach**

The League's 2018 Annual Conference is scheduled for September 12 – 14 in Long Beach. An important part of the Annual Conference is the Annual Business Meeting (during General Assembly), scheduled for 12:30 p.m. on Friday, September 14, at the Long Beach Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to the League's office no later than Friday, August 31, 2018. This will allow us time to establish voting delegate/alternate records prior to the conference.

Please note the following procedures are intended to ensure the integrity of the voting process at the Annual Business Meeting.

- **Action by Council Required.** Consistent with League bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates must be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. To register for the conference, please go to our website: www.cacities.org. In order to cast a vote, at least one voter must be present at the

Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.

- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.
- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the Sacramento Convention Center, will be open at the following times: Wednesday, September 12, 8:00 a.m. – 6:00 p.m.; Thursday, September 13, 7:00 a.m. – 4:00 p.m.; and Friday, September 14, 7:30 a.m.– 11:30 a.m.. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to the League's office by Friday, August 31. If you have questions, please call Kayla Curry at (916) 658-8254.

Attachments:

- Annual Conference Voting Procedures
- Voting Delegate/Alternate Form

Annual Conference Voting Procedures

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to League policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the League Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in his or her possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



CITY: Winters

2018 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM

Please complete this form and return it to the League office by Friday, August 31, 2018. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

In order to vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.

OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____ E-mail _____

Mayor or City Clerk _____ Phone: _____
(circle one) (signature)

Date: _____

Please complete and return by Friday, August 31, 2018

League of California Cities
ATTN: Kayla Curry
1400 K Street, 4th Floor
Sacramento, CA 95814

FAX: (916) 658-8240
E-mail: kcurry@cacities.org
(916) 658-8254



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: July 17, 2018
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Tracy Jensen, City Clerk
SUBJECT: Councilmember Liaison Assignments

RECOMMENDATION: Council Members review the current liaison assignments and make changes as necessary.

BACKGROUND: Following the June 5, 2018 election, Council is given the opportunity to update the liaison assignments.

FISCAL IMPACT: None

**City of Winters
City Council Liaison Assignments
January 2017**

<u>Committee</u>	<u>Primary</u>	<u>Alternate</u>
Chamber of Commerce	Bill Biasi	Pierre Neu
City/County 2x2	Wade Cowan and Pierre Neu	
City/WJUSD 2x2	Bill Biasi and Jesse Loren	
Design Review Committee	Wade Cowan and Bill Biasi	
Economic Development	Wade Cowan	
Hispanic Advisory	Jesse Loren	
League of CA Cities	Jesse Loren	Wade Cowan
LAFCO	Wade Cowan	Harold Anderson
Lower Putah Creek	Harold Anderson	Bill Biasi
New Hope	Pierre Neu	
Oversite Board	Harold Anderson	
Parking Committee	Bill Biasi and Pierre Neu	
Planning Liaison	Bill Biasi	Pierre Neu
Planning Select Committee	Pierre Neu and Bill Biasi	
SACOG	Pierre Neu	Wade Cowan
Solano Community College	Jesse Loren	
Water Resources Association	Jesse Loren	Wade Cowan
Winters Affordable Housing	Bill Biasi	Pierre Neu
10 Year Plan	Wade Cowan	Pierre Neu
Winters Fire Board	Bill Biasi and Pierre Neu	None
Yolo County Housing	Pierre Neu	
Winters Putah Creek	Bill Biasi	Harold Anderson
Yolo County Transportation	Harold Anderson	Jesse Loren
Yolo Habitat Conservancy	Pierre Neu	Jesse Loren
Yolo Solano Air District	Harold Anderson	Pierre Neu
Yolo Leaders	Jesse Loren	