



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.

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 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

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.

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

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.

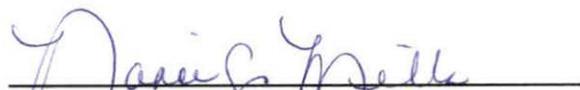
INFORMATION ONLY: None

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