



Minutes of a Regular Meeting of the Winters City Council
Held on September 4, 2018

Mayor Bill Biasi called the meeting to order at 6:30 p.m.

Present: Council Members Harold Anderson, Wade Cowan, Jesse Loren, Pierre Neu, Mayor Bill Biasi
Absent: None
Staff: City Manager John W. Donlevy, Jr., City Attorney Ethan Walsh, Housing/Economic Development Manager Dan Maguire, Building Official Gene Ashdown, Management Analyst Kristine DeGuerre, Fire Captains Brad Lopez and Matt Schechla, Police Chief John Miller, Sergeant Jose Ramirez, Corporal Gordon Brown, and City Clerk 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 Cowan to approve the agenda with no changes. Motion carried with the following vote:

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

COUNCIL/STAFF COMMENTS

PUBLIC COMMENTS: Tina Lowden, 320 Niemann St., said she is interested in the beautification of downtown Winters and would like to volunteer as a member of the Winters Downtown Beautification Committee.

Wally Pearce, representing the Elder Day Council, requested Council to draft a resolution to recognize September 22-29, 2018 as Falls Prevention Awareness Week, targeting those residents 65 years and older.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, August 21, 2018
- B. Fairfield Inn Hotel - Development Impact Fee Payment Agreement
- C. Public Improvement Agreement for Fairfield Inn Hotel Project
- D. Street Closure Request for the Festival de la Comunidad
- E. Request for Proposal (RFP) for Administrative Subcontractor for HOME Program Funding in the Blue Mountain Terrace Senior Apartments Project

City Manager Donlevy gave an overview. Council Member Anderson recused himself from Item D due to a possible conflict of interest due to the location of his property in relation to the location of this event. Council Member Loren also recused herself from Item D, as she is currently a Festival de la Comunidad committee member. Motion by Council Member Cowan, second by Council Member Neu to approve Consent Items A, B, C, and E. Motion carried with the following vote:

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

Motion by Council Member Cowan, second by Council Member Neu to approve Consent Item D. Motion carried with the following vote:

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

PRESENTATIONS

City Manager Donlevy recounted how City personnel and YEMSA representatives, including Director Kristin Weivoda, worked together to upgrade the ambulance services we now have in Winters, increasing the ambulance response time from 20 minutes in 2004 to less than 4 minutes today.

Fire Captain Matt Schechla introduced and recognized the following emergency personnel: Paramedic and EMT in Ambulance AMR322, Lisa Dolezal and Hollay Shayegi, along with Winters Fire First Responders Brad Lopez, Aiden Draper,

Jon Hunt, and Steve Grisham, who were all dispatched to a call involving an adult male in cardiac arrest on July 22nd.

Kristin Weivoda, Yolo County Emergency Services Administrator (YEMSA) said the whole system is engaged during a cardiac arrest: early recognition, high performance CPR, and the hospital doing the right thing. Many moving parts came together on July 22nd for a positive outcome that shows a commitment to the community. Kristin, along with Jessi Scofield, EMS Specialist II, recognized first responders Fire Captain Brad Lopez, Firefighters Aiden Draper, Jon Hunt, Steve Grisham, Police Sergeant Jose Ramirez and Police Corporal Gordon Brown. She then introduced the victim and presented a lifesaving award to his son, who actually started performing CPR on his father. Captain Lopez said the recognition truly goes to the survivor's son, Oswaldo, who should be commended for the courage and effort it took to do such a courageous thing by beginning CPR while emergency personnel were in route. Oswaldo said he was grateful to share this opportunity with everyone and said he learned about CPR when he was a cadet in the Winters Fire Cadet Program in 2016.

Mayor Biasi then presented Mike Sebastian with a Certificate of Recognition for his service to the City of Winters as the City Treasurer, a position he has held since 2006. On behalf of the City Council, Mayor Biasi thanked Mike for his service to the community and thanked him for all he has done for the City of Winters.

DISCUSSION ITEMS

1. Public Hearing and City Council Consideration of Return of State CDBG Grant Funds and Re-Application for Proposed Senior Center and Senior Services

Housing/Economic Development Manager Dan Maguire gave an overview and requested that Council approve the disencumbrance of the existing CDBG awarded funds and adopt Resolution 2018-54, approving an application for up to \$5,000,000 in funding from the State CDBG Program for the construction of a 6,000 square foot senior center. Failure to disencumber the existing CDBG grant would result in a penalty to the City that would impact its ability to receive future funding.

Mayor Biasi opened the public hearing at 7:06 p.m. and closed the public hearing at 7:06 p.m. with no comments made.

Council Member Loren said Council has previously discussed this issue and although it's unnatural to give money back, it is part of the process and the City shall prevail. Council Member Cowan said there are ways to fill the gap and this will be a good opportunity to get everything we want out of the Senior Center. As

a member of the Affordable Housing Steering Committee, Mayor Biasi said they talked about funding issues with the Domus project but agreed that this is a positive step forward.

Motion by Council Member Loren, second by Council Member Neu to approve the disencumbrance of the 15-CDBG-10578 agreement with the State Housing and Community Development Department (HCD) and adopt Resolution 2018-54 approving an application for up to \$5,000,000 in funding from the State CDBG Program for the construction of a 6,000 square foot senior center, provide senior services and if awarded, authorize the execution of the grant agreement and any amendments for the project. Motion carried with the following vote:

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

2. Building Permitting System - Same Day Permitting

City Manager Donlevy gave an overview and said October 9th will be the start date for a same-day permitting system for a number of eligible uses. The City will do their best to streamline the process to make it easy for people to come in and get those permits, which comes as a result of the EDAC meetings. Permits will be issued in an expedited manner during specific hours. Preparation is the most important aspect, although the education process goes along with it. While recently visiting TI (Tenant Improvement) Tuesday at the City of Vacaville, \$20,000 in permits were issued in approximately 45 minutes. The building division on the City's website will be more user friendly and will include effective checklists. The "eligible Uses" will require a less vigorous plan review with a higher level of inspection. A workshop will be held for the local contractors to talk about the new program and to hand out building inspection checklists. Staff will educate, prepare and be ready for the launch on Tuesday, October 9th. Building Official Gene Ashdown described Vacaville's TI Tuesday as a swift program that requires training for the contractor and City staff, with an emphasis on inspection time. Incentives for contractors could include code books at cost. Gene said he sees no drawback with this system and thanked City Manager Donlevy for the opportunity and thanked Management Analyst Kristine DeGuerre for her preparation work. Kristine said she is excited to streamline and expedite the process.

Local contractor Don Jordan said it's a great idea and it works great in Vacaville. Council Member Cowan agreed and said it encourages people to get permits, and you can get a permit in one day for smaller jobs. This helps in all aspects and is a good improvement in the building department, making the department work more efficiently. Mayor Biasi asked what would happen if Gene was absent

on a Tuesday and Gene said he would limit those absences and said TI Tuesday will be a top priority on those days. Mayor Biasi said this is a good step forward and the work will be inspected and safer - it's a win-win. A checklist is the key and contractors will know what to bring in beforehand. City Manager once again spoke about offering incentives for contractors to attend a meeting to describe the program, including a coupon toward permit costs. Council Member Neu said the building department is doing a fine job, getting things out and making it easier for contractors, and said he is happy that the City is beginning this program.

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

1. None

CITY MANAGER REPORT: Putah Creek Phase 3 started today and we're told that water will be flowing by the end of the month. Council approved some Fairfield Inn items tonight, including the Public Improvement and Maintenance Agreement. Every aspect of project implementation has been finalized. Bathrooms for the downtown hotel have been submitted. Blue Mountain Terrace will be coming to Council on 9/18 for the final piece of financing. Dan said there is a 2-month timeline for value engineering and they will be ready for a permit in 2 months. The Winters Healthcare Foundation project is ramping up toward construction and Gene said a pre-construction meeting will be held. He will also be issuing permits on the various housing projects. City Manager Donlevy said a letter he received from the State Emergency Medical Authorization who oversees ambulance services is in his top five. Fire Chief Scotty Dozier was able to produce a letter from 1998 when the ambulance was licensed to the Winters Fire District, which was the golden ticket and led to the ambulance service we have today. Mike Sebastian was given the Fireman/EMT award in 1982, the first time it was given, and Peg Dozier drove the ambulance. Based on their efforts and their legacy, tonight would not have happened.

INFORMATION ONLY: None

ADJOURNMENT: Mayor Biasi adjourned the meeting at 7:37 p.m.



Bill Biasi, MAYOR



Tracy S. Jensen, City Clerk