



Minutes of the Regular Meeting of the Winters City Council
Held on September 18, 2018

5:30 p.m. – Executive Session

Pursuant to Government Code Section 54957 - Public Employee Performance Evaluation – City Manager

Conference with Joint Powers Agency - Insurance Liability - Pursuant to Government Code Section 54956.95

Mayor Biasi said there was no information to report from the Executive Session.

6:30 p.m. – Regular Session

Mayor Biasi called the meeting to order at 6:35 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, Police Chief John Miller, Economic Development/Housing Manager Dan Maguire, Public Works Superintendent Eric Lucero, Environmental Services Manager Carol Scianna, and City Clerk Tracy Jensen

Gino Mediati led the Pledge of Allegiance.

Approval of Agenda: City Manager Donlevy requested that Discussion Item #3, Golden State Finance Authority PACE Programs, be removed from the agenda. Motion by Council Member Loren, second by Council Member Neu to approve the agenda with the noted change. 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: Robert Bendorf of Ygrene said Winters is currently part of the PACE program that provides financing for green energy improvements for qualified homeowners and said he would like to avoid a lapse in availability for Winters residents. Robert asked if this item might be coming back to Council soon.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, September 4, 2018
- B. Final Acceptance and Notice of Completion for Well #6 Rehabilitation
- C. Final Acceptance and Notice of Completion for the Futsal Court
- D. Sacramento Yolo Mosquito Vector Control District Appointment
- E. Proclamation of the City Council of the City of Winters Recognizing September 22-29, 2018 as Falls Prevention Awareness Week in the City of Winters
- F. Street Closure Request and Amplified Sound Permit Application for the Winters High School Homecoming Rally
- G. Street Closure Request and Amplified Sound Permit Application for the PorchFest Winters Music Stroll

City Manager Donlevy gave an overview. Regarding Item C, the futsal court project was budgeted at \$100,000 and was completed under budget by \$14,000. These remaining funds will be placed into the park capital fund. Regarding Item D, Gar House, if appointed, will become an interim trustee and the City's representative on the Sacramento Yolo Mosquito Vector Control District, replacing Carol Scianna who briefly held the position. Mayor Cowan thanked Mr. House for stepping up and Gar said he was glad to do it.

Due to a possible conflict of interest due to the location of their property in relation to items within the Consent Calendar, Mayor Biasi recused himself for Items C and G, Council Member Anderson recused himself for Items F and G, and Council Member Cowan and Neu recused themselves for Item G.

Because these recusals do not leave enough Council members to form a quorum, City Attorney Walsh said out of the rule of necessity, Council Members

may be brought back in order to create a quorum. City Manager Donlevy produced a bag of numbered walnuts and asked Gar House to choose "odd" or "even", with Gar choosing "even." Council Members Cowan and Neu, who drew the "even" walnuts, remained at the dais to create a quorum.

Motion by Council Member Loren, second by Council Member Cowan to approve Consent Items A, B, D, 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 Loren, second by Council Member Cowan to approve Consent Item C. Motion carried with the following vote:

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

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

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

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

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

PRESENTATIONS: None

DISCUSSION ITEMS

Discussion Item #2 was addressed first, followed by Discussion Item #1 and Discussion Item #3 was removed from the agenda.

1. Public Hearing and Consideration of the Proposed Downtown
Parking Master Plan

Council Members Anderson and Neu recused themselves due to a conflict of interest due to the proximity of their property in relation to this item and excused themselves from the dais, and were then excused from the meeting.

City Manager Donlevy reviewed the twenty parking recommendations, which is a result of the collaboration of the members of the Economic Development Advisory Committee (EDAC) and the project consultant Kimley Horn. The final draft of the parking master plan includes 20 recommendations and an implementation program, including the establishment of the Winters Business Association and also addresses employee parking. Over 30,000 pieces of data were reviewed for the percentages of occupancy. The formation of the Winters Business Association is critical to the entire plan and it's important that the business and property owners step up and get on board. Employee parking from 8am to 6pm is also a critical element to this plan. John requested feedback from Council and reiterated that parking times are not being adopted tonight; any parking restrictions must be done by ordinance.

Mayor Biasi opened the public hearing at 7:55 p.m.

Gino Mediati of ACE Hardware, 35 Main St., encouraged Council to approve the Downtown Parking Master Plan and said after three years of meetings, it's time to move forward with some action. He also encouraged Council to approve the 30-minute parking spots, which would be beneficial to many businesses. Council Member Loren said the Winters Business Association is an important component to the success of the plan and asked how the business owners feel about it. Gino said they are very willing and some are working toward it already by holding manager meetings in the downtown area.

Sandy Vickrey of Realty World-Camelot, 7 E. Main St., Suite C, said parking time zones normally extend until 6pm and the 3pm-4pm time slot is critical. Extending the time zone to 6pm will generate a turn-over of parking spaces. She also approved the yellow parking spaces shown, which are strategically placed.

Mayor Biasi closed the public hearing at 7:58 p.m.

Council Member Cowan thanked the core group who endured three years of meetings, including Gino Mediati, Sandy Vickrey and Peter Hunter. It's been a long road and has taken a lot of time, energy and effort. Peter has been great in putting the statistics together. It's time to get moving and the sooner the better, preferably begin enforcing by the first of the year. He is looking forward to it and supports it. Regarding the poor lighting on Railroad up to Grant, he suggested the canopy of trees be raised to improve lighting.

Council Member Loren applauded the inclusion of bicycle facilities and said striping and identifying derelict cars are also critical. It's been a great amount of work and everyone has some skin in the game. Jesse voiced her support of the 30-minute parking zones as well as the 8am-6pm time zone and thanked John for his direction.

Mayor Biasi said he attended almost all of the meetings and said it was worth it in the end to those who came and gave their time. The downtown business owners and residents were concerned regarding the hotel approval. There is good information in the report, including the formation of the Winters Business Association and parking availability for hotel guests. The businesses and property owners must also be involved. An assessment for a future parking structure must also be reviewed. Employees are parking in the most sought after sites. This plan would require business owners to talk to their employees. Striping in the downtown is crucial and the sooner, the better. Lighting is crucial; some areas have been identified as needing more light. Wayfinder signs to the Community Center parking lot are needed. More accessible parking needs to be added. The report does not include direction regarding in-lieu fees for developers. City staff needs to re-visit the current in-lieu fees as they are very low and very old. Bill would like to look at in-lieu fees sooner rather than later. An additional charging station was added this year for electric vehicle parking, which needs to be brought back to Council after a year of free parking. Bill said he was so glad to have a final plan. He wants to implement it, meet deadlines, and put the plan into action. Overall, a great job was done by everyone.

Motion by Council Member Loren, second by Council Member Cowan to adopt Resolution 2018-55 adopting the Downtown Winters Parking Master Plan.
Motion was carried by the following vote:

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

2. Consideration of Resolution 2018-53, a Resolution of the City Council Authorizing Additional Funding from the Affordable Housing Trust Fund and from HOME Program Income for the Domus Blue Mountain Terrace Senior Housing Project

Economic Development/Housing Manager Dan Maguire gave an overview of the proposed project funding for the Blue Mountain Terrace Senior Housing Project. Dan introduced Technical Consultant Lisa Baker, CEO of Yolo County Housing, and Maurice Ramirez, President of Domus Development LLC. Dan said the loan of HOME funds still need approval from the State, but as per the HCD

representative, the probability is that the State will approve, but the City must still go through the process.

Mayor Biasi asked whether residual receipts were more like a loan. Lisa said the loan would be a residual receipt loan and any housing trust funds will not be put at risk. Mayor Biasi also asked about value engineering and the metal roof shingles and whether this design would take away from the overall design. Dan said Lisa and Dave Dowsell, the City's contract planner, said this would not adversely affect the look of the project. Lisa added that minimal maintenance would be required and the change would lend to the financial viability of the project.

Maurice Ramirez said Domus would leverage each city dollar with 10 Domus dollars. Domus is committed to this project by financing nearly \$2 million dollars and trying to generate additional tax credits. He thanked the City for their continued patience.

Dan said after re-engaging with the Senior Center component to dovetail with the construction of the senior housing, the project hopes to break ground in March, 2019 and following a 15-month construction schedule, occupancy is expected by January, 2020 and fully leased by August, 2020.

Council Member Cowan said it's been a long road and hopefully it will start soon. The architect needs to do everything possible to turn in plans within the next month regarding current impact fees and he is really looking forward to having the project built. Dan said staff is working with Domus to deed over the property for the Senior Center and reminded Council how important the project is to the community. If the affordable housing fees for the Winters Ranch, Heartland, Stone's Throw and Olive Grove projects were totaled, the City took responsibility for 63 units. The Blue Mountain Terrace project produces 62 of those units.

Motion by Council Member Cowan, second by Council Member Loren to adopt Resolution 2018-53 approving additional funding in the amount of \$700,000 with \$565,000 from the Affordable Housing Trust Fund and \$135,000 from HOME program income to the Blue Mountain Terrace Senior Housing Project. Motion carried with the following vote:

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

3. Consideration of Resolution 2018-56 and 2018-57 Regarding the City's Participation in the Golden State Finance Authority PACE Programs

This item was removed from the agenda.

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

1. None
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CITY MANAGER REPORT: Last week was a good week, both legally and environmentally regarding the Phase 3 project on Putah Creek. This pipe dream project has become a reality that will benefit the entire community. Many thanks to the members of the Winters Putah Creek Committee (WPCC) and the Lower Putah Creek Coordinating Committee (LPCCC), and to the U.S. Fish and Wildlife Service and the California Dept. of Fish and Wildlife who have help us with this amazing project. Environmental Services Manager Carol Scianna has brought a tremendous amount of vision and commitment to the overall project. Due to Carol's tenacity, the North Bank Trail has become a reality. Wildlife will now have a better environment to thrive in. It's been an awesome week!

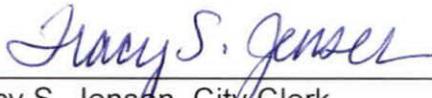
INFORMATION ONLY: None

ADJOURNMENT: Mayor Biasi adjourned the meeting at 8:15 p.m.



Bill Biasi, MAYOR

ATTEST:



Tracy S. Jensen, City Clerk