



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, April 16, 2019
6:30 p.m.
AGENDA

Members of the City Council

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

*John W. Donlevy, Jr., City Manager
Ethan Walsh, City Attorney
Tracy Jensen, City Clerk*

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, April 2, 2019 (pp. 5-14)
- B. Approval of Amplified Sound Permit Application (pp. 15-17)
- C. Purchase of Recycled Content Patio Furniture for Library Garden Project (pp. 18-20)

PRESENTATIONS

Yolo County Office of Emergency Services - Winters Evacuation Plan and May Community Outreach Meetings

DISCUSSION ITEMS

- 1. Planning Commission Vacancy (3) (pp. 21-22)
- 2. Downtown Merchants Trash Enclosure Proposal (pp. 23-24)
- 3. Resolution 2019-09, a Resolution of the City Council of the City of Winters Approving the SB 1 FY 2019/20 Road Rehabilitation Project List (pp. 25-30)
- 4. Climate Action Plan and Resiliency Update (pp. 31-35)
- 5. Resolution 2019-10, a Resolution of the City Council of the City of Winters Approving a Reduction in City Impact Fees for the Blue Mountain Terrace Senior Apartments Project (pp. 36-45)
- 6. Resolution 2019-11, a Resolution of the City Council of the City of Winters Approving a Reduction in the Housing Trust Fund Loan Authority for the Blue Mountain Terrace Senior Apartments Project (pp. 46-50)

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

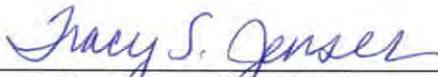
1. None

CITY MANAGER REPORT

INFORMATION ONLY

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the April 16, 2019 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 April 11, 2019, and made available to the public during normal business hours.



Tracy S. Jensen, City Clerk

Questions about this agenda – Please call the City Clerk's Office (530) 794-6702. Agendas and staff reports are available on the city web page at www.cityofwinters.org/administrative/admin_council.htm

General Notes: Meeting facilities are accessible to persons with disabilities. To arrange aid or services to modify or accommodate persons with disability to participate in a public meeting, contact the City Clerk.

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

The city does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.

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City Hall – Finance Office - 318 First Street

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Minutes of the Regular Meeting of the Winters City Council
Held on April 2, 2019

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, City Clerk
Tracy Jensen

Tina Lowden led the Pledge of Allegiance.

Approval of Agenda: City Manager Donlevy requested the Proclamation in Recognition and Observance of National Library Week be moved to Discussion Item #1, and to remove Consent Item C from the agenda. Motion by Council Member Cowan, second by Council Member Loren to approve the Consent Calendar with these 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: Joe Tramontana, 208 Main Street, asked Council to consider reversing the 4.5% service tax that was levied in 2008.

Patty Rominger, 23756 Co. Rd. 89, asked to speak about an annexation proposal. The Supervisors are making farmland protection a priority. She asked about mitigation efforts and whether anyone had reached out to farmers.

Susan Hamilton, 27270 Co. Rd. 87, said her land butts up to the proposed land. Farmers in the area put in wells, and she and her neighbors lost their water. We can live without housing, we can't live without food. Is the proposal for the town, or profits for the developer? She asked everyone to think about water and air resources.

Mike McCoy said the developer issued an RFP to a planning consulting firm to consult on plans for Winters-specific zoning modification and general plan updates and added the RFP is a public document.

Bonnie Dixon, 422 Russell Street, said major land use decisions require adequate opportunity for input and decisions.

Kate Laddish, 400 Morgan Street, on behalf of herself and many other lap swimmers, thanked staff for the extra work it took to open the pool early.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, March 19, 2019
- B. Proclamation in Recognition and Observance of National Library Week, April 7-13, 2019 **(Moved to Discussion Item #1)**
- C. Public Improvement and Maintenance Agreement with Blue Mountain Terrace **(Removed from Agenda)**
- D. Amplified Sound Permit for Week of the Young Child Jump for Joy Music Concert in the Park. Sponsored by the Winters Preschool Directors Association
- E. Authorize Mural Project on City Owned Property, the Rodgers Building (201 First Street), sponsored by the Winters Participation Gallery
- F. Caltrans Engineering and Traffic Survey Results Yolo 128 (Grant Avenue)

Mayor Biasi recused himself from Item D and Council Member Anderson recused himself from Item E due to possible conflicts of interest due to the proximity of their residences to these events.

City Manager Donlevy gave an overview and reiterated Item B has been moved to Discussion Item #1 and Item C has been removed from the agenda.

Motion by Council Member Neu, second by Council Member Loren to approve Items A and F. 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 Neu, second by Council Member Loren to approve Item D. Motion carried with the following vote:

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

Motion by Council Member Neu, second by Council Member Loren to approve Item E. Motion carried with the following vote:

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

PRESENTATIONS: None

DISCUSSION ITEMS

1. Proclamation in Recognition and Observance of National Library Week, April 7-13, 2019

Yolo County Librarian Mark Fink thanked Winters for their support and for their participation in the Joint Use Agreement between the City of Winters, Yolo County and WJUSD. Mark said libraries offer unbiased information, provide a wealth of resources, and offers programs for all ages. Libraries strengthen communities by offering a safe place to learn new things, gather with the community, and have fun. He thanked Council for their support of the Winters Community Library and said the County eliminated existing fines on youth library cards and cardholders under 18 won't accrue additional fines.

Sally Brown, President of the Winters Friends of the Library, said May 1st is the launch of the Yolo County Library Foundation, where the authors of "Our Town" will be speaking at The Palms. The price of admission is \$20 and includes a signed copy of the book. Sally also asked everyone to think about the library when preparing to donate for the Big Day of Giving on May 2nd. Mayor Biasi then read aloud the proclamation and presented it to Yolo County Librarian Mark Fink.

2. Second Reading and Adoption of Ordinance 2019-01, an Ordinance of the City Council of the City of Winters Approving the

Request to Add Planned Development (PD) Overlay to the Property
Located at 416-418 Second Street, APN 003-146-018

Council Members Anderson and Neu both recused themselves from this item due to the proximity of their residences to this location.

City Manager Donlevy gave an overview. Motion by Council Member Cowan, second by Council Member Loren to approve staff recommendation and adopt Ordinance 2019-01 adding a planned development (PD) overlay zone to the property located at 416-418 Second Street. Motion carried with the following vote:

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

Council Members Anderson and Neu both returned to the dais.

3. Establishing a Winters Commission on the Aging

City Manager Donlevy gave an overview.

Karen May, 100 Caselli Ct., thanked staff and voiced her appreciation for including this item on the agenda. This group wants to be called the Winters Senior Citizen Commission on Aging. Not only will it be advisory, but it will support all seniors in the City of Winters. They are not asking for more, only asking to be part of the conversation.

Jerry Lowden, 320 Niemann, said after Sheila Allen's study was completed, a final report was issued and the first recommendation was to form a Commission on Aging. They are not asking for money or to add to the workload. They want a voice at the table. The senior population is growing, is educated, and comes from a variety of backgrounds. They would like to move forward working together with all senior groups in Winters to establish an agency on aging.

Marianne Boyer, 1102 Malaga Lane, said this commission is offering the ability to pull all components together (transportation, housing, health care) to create a vehicle for a cohesive community. The Senior Commission on Aging can be a liaison and a catalyst for open communication. The seniors are striving for an age-friendly community because Winters needs it.

Marlene Bell, 27778 Co. Rd. 92F, Winters Senior Foundation Vice President, said the working members of the committee are working with other senior groups in the community and thanked staff for including this item on the agenda. The

seniors are not asking for more, but to be part of the conversation within the government of Winters. Creating a commission was the #1 recommendation of Sheila Allen's study. Seniors represent a large percentage of the population and would like to make a contribution to the community. Over a three-day period, 92 signatures were obtained, voicing support for the commission. As part of a democratic process, the commission would research, evaluate, and identify and the unmet needs of the seniors in Winters. The seniors are asking to be part of a democratic process and seek to make a contribution to the community.

Council Member Cowan said he supports this commission much like the structure of the planning commission: 7 commission members, 2 Council members interview applicants and bring recommendations to Council.

Council Member Neu asked for clarification. Does Council select 7 members? Are nominations taken from the organization? Do applicants need to reside in the City limits or have a Winters address? City Attorney Walsh said these things can be established by resolution.

Council Member Anderson said no member should serve more than two consecutive terms.

Mayor Biasi said it's great to see seniors in the community excited about forming a commission and making recommendations and likes the proposed name "Winters Senior Commission on Aging." The process suggested by Council Member Cowan is appropriate (similar to the Planning Commission process) and Mayor Biasi likes to see representation across the community.

City Attorney Walsh said meetings will need to be noticed, training will be required, and the Brown Act will be practiced. City Attorney Walsh directed staff to add "direct the City Manager and City Attorney to lay out the criteria in the resolution, including staggering terms."

Council Member Anderson also asked about filing requirements for the Statement of Economic Interests, or Form 700 and Brown Act violations if commission members attend a commission event in another town. City Attorney Walsh said this group will have their own commission and not be a part of a larger group in Yolo County. They will be subject to the Brown Act requirements and receive the same Brown Act training as everyone else. There will be an education process for all those joining the commission.

Mayor Biasi asked how the commission decided on the number of members. Marlene Bell said 7 members offers a level of consistency and Marianne Boyer said 7 members offers a broader representation. Council Member Loren suggested each Council member appoint a committee member, similar to the Winters Putah Creek Committee, but if a broader voice is desired, she said she supports 7 members.

Sheila Allen, Yolo County Senior Program Project Consultant, offered some details within the Yolo County resolution and said she is really excited this item is moving forward.

Motion by Council Member Loren, second by Council Member Neu to begin the formation of the Winters Senior Commission on Aging. Motion carried with the following vote:

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

4. General Plan Element Review- Land Use

City Manager Donlevy said the Land Use element is the third part of a nine-part series and said Council Member Neu requested this update of the land use element. The general plan is a progressive planning document, predicated on the overall land use, how the City will develop, and what happens within the City. It is a blueprint that contains the mechanics for all master plans that are generated. The General Plan predicated buildout in 2010 for orderly, well-planned, balanced growth. The General Plan also includes a range of various densities for housing, including a court-ordered stipulation for 15% affordable housing. The amount of acreage within the City that is dedicated to residential housing makes the jobs and housing balance difficult. The General Plan is not old; the Master Plans have been updated. The General Plan has nine main elements and land use represents so many cross references across the General Plan. There are 1,924 acres in the General Plan, or Sphere of Influence. There is a 2,000 customer base for utilities and the General Plan says 5,000. The North Area contains approximately 1,000 acres, and with one large property owner and six total property owners, they have the right as landowners to propose plans for their property.

Council Member Neu said he was pleased that staff was bringing up proposal plans for annexation. He met with the City Manager three times and expressed his concerns of the annexation process. He's not against it, but wants to be careful. Transparency is important and he feels there's a lack thereof. Public input should come at the beginning of the process. One-hour meetings were held with individual Council members in February. The public and the City Council should have an opportunity to say what they are interested in and talk about what Winters wants for Winters. Council Member Neu asked if Mello Roos tax would apply. He also asked if the developer spent money on a study, the parameters should be set at the beginning of the process in case we want to do something different. He asked if the developer has put out an RFP on the project, and if so, with who? Is the City able to receive a copy of the RFP?

These things need to be discussed and the Brown Act does not allow him to discuss this with other Council members.

Council Member Loren said it's difficult being part of a team and not being able to talk about issues pertaining to the City. At her meeting with the developer on 2/11/19, the EDAC report hadn't been finished; the EDAC is setting the table to move forward on this. Council Member Loren requested the EDAC report be included on a future agenda and referenced Resolution 2001-05, which states any proposals have to go before Council. The City needs to be transparent. If the EDAC is going to affect what we decide to do before development, we're doing it out of order.

Council Member Anderson said he also attended a meeting with the developer and asked about fees for water and sewer, whether this has to be enacted within a certain time frame, and if upgrades to the sewer and water plants would be done. City Manager Donlevy said the property owner has expressed interest in planning out their property.

Council Member Cowan said the EDAC report is out now and will be coming to Council for approval. EDAC (Economic Development Advisory Committee) was put together to come up with ideas and advise Council regarding land use and can be done to improve the land use for our remaining land. Council Member Cowan did meet with the developer and in order to do a specific plan, involvement with the public via meetings and public comments would have to take place before presenting to Council. Similar to the PG&E project, that would be the first step. It doesn't mean the City is obligated to approve it. It's their land, but they still have to go through the public process no matter what they spend.

City Attorney Ethan Walsh suggested a workshop on the land use element of the General Plan be scheduled in order to have an extended discussion regarding this specific project. The developer was advised to get preliminary feedback and that the project wouldn't come forward based on the resolution currently in place.

Regarding land use, Mayor Bill Biasi said there has been no annexation proposal. EDAC has addressed land use in general and is trying to come up with more area zoned for light industrial, or a commercial corridor. The flood issue would also have to be dealt with. Mayor Biasi asked if staff was planning to submit for a grant for a General Plan refresh. City Manager Donlevy said the City has been approved for a grant and needs to complete the paperwork for \$100,000 in the next fiscal year.

Council Member Anderson said he understood Council Member Neu's concern related to the General Plan in general: neither are in favor of Mello Roos. Council Member Loren said City staff wanted to expand the tools in the City's financial toolbox, and in a 3-2 vote, was added by Ordinance as a tool in the

City's financial toolbox. Council Member Neu reiterated that he was not in favor of it. Every time a project comes up, it will have to be voted on. City Manager Donlevy said there is a wide spectrum of financing tools. Council would be able to consider that these things exist and could be executed. It's no different than school bonds: vote, assessment, methodology. The City abides by best practices policies to use for various projects. There is currently no proposal for Mello Roos.

Mike McCoy, 26738 Co. Rd. 34 is in favor of good growth, over time, if these concepts rooted in our General Plan are honored. The rate of population growth is consistent with maintaining a small town character; the rate of job creation keeps pace with housing development at every step; the creation of affordable housing for existing and future populations is built into each phase of each project; and that a reduction of greenhouse gas emissions per capita, consistent with the goals of SACOG, is realistically addressed and measured over time with adjustments made as needed.

Dick Holdstock said he sympathized with Council regarding this item. If they feel like things aren't going the way they want it, have a hearing. The 600 acres north of Winters can be taken farther north to add another city! We aren't interested - go somewhere else!

Bob Polkington, 842 Walnut Lane, lives close to the area near the possible annexation. Something is happening although there isn't a plan and the public has a right to know what's going on. The public needs to be informed and brought up to date. He asked if a forum, workshop or hearing could be held. He also requested the posting of what is known, what the implications are, and what the questions are. The nature of the town is at stake and the public needs to know up front. He is not opposed to growth, but it needs to be thoughtful. He thanked Council Members Neu and Loren for being clear about the issues.

Albert Vallecillo, 210 Main Street, was on the Planning Commission for 18 years and knows staff works for Council. Council is the boss and staff works at your direction. The EDAC report has a lot to do with the general plan. There is nothing on the website regarding the EDAC. He asked who the committee members were and whether there were meeting agendas posted and minutes taken. He asked that processes be made more transparent.

Kate Kelly, Quails Lane, Winters, said land use was included on the agenda. This is a massive project coming in and is beyond the scope of usual business. The general plan refresh is moving forward and transparency is going to matter a lot. Council needs to address, guide, and require staff for transparency regarding the general plan refresh, and how the project is moved forward, not only for the general plan refresh but for the entire project. The community wants hands on the project early. LAFCO lists meetings between agendas. We need to know what meetings are being held, who they're meeting with, what is being said, etc.

Kate Laddish, 400 Morgan, asked what a general plan refresh would entail. The City Manager said public workshops were held as part of the refresh. Kate requested Council to ask the City Manager to state more completely all public input projects and provide a written description of the general plan refresh, which should be completed before any annexation requests or developments move forward. She also requested Council take steps that developments occur in phases and define how we move forward.

Rebecca Fridae, 112 Liwai Village Court, said as a former teacher, how many students will be added to the district? Is the school district being included in the planning?

Written statements were provided to Council or staff at or near the start of the City Council meeting from the following individuals:

- Denise Cottrell, 210 Main Street, regarding the General Plan Refresh.
- Eric Larsen, 200 Wolfskill Street, regarding land use issues and development projects north of town.
- Jill Shirley, 200 Wolfskill Road, regarding the Steering Committee for the General Plan Refresh
- Shepard Harper, 431 Russell Street, requested Council to proceed slowly regarding annexing large parcels into the City for development.
- Bonnie Dixon, 422 Russell Street, regarding land use.

Mayor Biasi thanked everyone for their comments and said he appreciates the passion.

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

1. None

CITY MANAGER REPORT: A lot of information can be found if you "Like" the City of Winters on Facebook. Residents can also contact us to be added to the Friday Update distribution list. The comments tonight are appreciated. A lot of these projects are in development. Due to workload, staff can't do everything all at once. There were a lot of good comments tonight and the City Manager said he will try to answer them. He doesn't want to discount anything anyone said tonight.

ADJOURNMENT: Mayor Biasi adjourned the meeting at 9:01 p.m.

Bill Biasi, MAYOR

ATTEST:

Tracy S. Jensen, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: April 16, 2019
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Tracy Jensen, Records Manager/City Clerk
SUBJECT: Approval of Amplified Sound Permit Application

RECOMMENDATION:

Approve the Amplified Sound Permit Application submitted by Winters resident Liliana Bermudez.

BACKGROUND:

Liliana Bermudez' daughter, Xitlali, is being baptized at the Winters City Park on Saturday, May 25th. Liliana obtained signatures from those living near the park, approving this application. Police Chief John Miller has also reviewed and indicated his approval of this application.

Per the City's Noise Ordinance, the amplified sound permit requires Council approval on the attached form.

FISCAL IMPACT:

None

Date of Application: 02/27/19

To City Council: 4/16/19

Name of Person(s)/

Organization: Liliana Bermudez

Contact: Liliana

Business Address: 505 Abbey St Winters
CA, 95694

Telephone: (530)650-7059

Telephone: (530)650-7059

Type of Event: Xitlali's Baptism

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

Baptism

Date/Time of Event: 3/25/19

From: 3:00pm To: 9:00pm

Location/Address of Event: winters city park.

Rated Output of Amplifier in Watts: _____

Number of Speakers: _____

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: Liliana Bermudez

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: 3/27/19

Authorized Signature: [Signature]

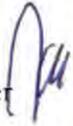
City Council: Approved Denied

Date: _____

Authorized Signature: _____



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: April 16, 2019
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Carol Scianna, Environmental Services Manager *CS*
SUBJECT: Purchase of Recycled Content Patio Furniture for Library Garden Project

RECOMMENDATION: Staff recommends Council approve purchase of recycled content tables and chairs for the new Community Library Garden Project in the amount not to exceed \$6078.

BACKGROUND: The City has submitted grant applications for CalRecycle Beverage Recycling Program, and has been awarded \$5000 annually. The goal of these funds is to encourage recycling throughout the City. In the past the City was able to use these funds to purchase park equipment such as picnic tables and benches made from recycled content materials. There was little oversight on spending these funds from CalRecycle for many years. The City didn't always spend the allotted \$5000 annually and as a result we have accumulated a large unspent balance of \$31,753. The Council approved a budget adjustment on November 6th, 2018 to bring the unspent balance of Recycling Grant Funds to be available in the current budget cycle. Staff would like to purchase the following items using these funds to be installed in the new Library Garden area. This project has been funded by the Winters Friends of the Library and our local Master Gardeners have been spearheading the project

QTY	ITEM
5-	Recycled Content Patio Tables
12-	Recycled Content matching chairs
2-	Recycled Content Adirondack chairs

This will leave us with remaining balance of \$8698 will be spent on similar items before June 30, 2019 to be located in public spaces.

FISCAL IMPACT: Not to exceed \$ 6078 from Beverage Recycling funds

Attachment:

Quote of items to be purchased

PATIOCONTRACT®

PatioContract
 980 N. Michigan
 Suite 1310
 888-802-0701
Date 4-10-2019
Quote # 191323

QUOTATION PREPARED FOR CITY OF WINTERS

PRODUCT DESCRIPTION

RETAIL PRICE	UNIT PRICE	ITEM QTY	ITEM TOTAL
770.00	441.98	2	883.96



POLYWOOD® Mod Aluminum 30 Dining Table
 Item Code PW8000
 Item Options:
 Natural / Textured Silver Polywood Finish Aluminum
 Usually Ships within 2 to 3 Weeks



POLYWOOD® Mod Aluminum 36 Square Dining Table
 Item Code PW8100
 Item Options:
 Natural / Textured Silver Polywood Finish Aluminum
 Usually Ships within 2 to 3 Weeks

927.14	532.18	3	1596.54
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POLYWOOD® Euro Recycled Plastic Dining Chair
 Item Code PWA200
 Item Options:
 Natural / Textured Silver Polywood Finish Aluminum
 Usually Ships within 2 to 3 Weeks

455.71	261.58	8	2092.64
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POLYWOOD® Euro Recycled Plastic Side Dining Chair
 Item Code PWA100
 Item Options:
 Natural / Textured Silver Polywood Finish Aluminum
 Usually Ships within 2 to 3 Weeks

398.57	228.78	4	915.12
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POLYWOOD® Vineyard Adirondack Recycled Plastic Dining Chair
 Item Code PWADD600
 Item Options:
 Slate Grey Polywood Finish
 Usually Ships within 2 to 3 Weeks

512.86	294.38	2	588.76
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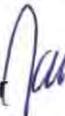
Retail Total	40,537.10
Discount	-4,510.08
Shipping	FREE
Zip Code	95694
State	California
Tax	NO TAX
TOTAL	\$6,077.02

If you received a better price from another competitor, please email us competitor quote details at Sales@PatioContract.com and we will do everything we can to beat or match the price.

Please note this quote is valid for a limited time. This quotation is intended only for the recipient and not to be distributed to any other party. The receipt of the quote does not constitute the acceptance of an order or a confirmation of an offer to sell. Verification of information will be required prior to the acceptance of the order. Prices and availability of products on the website are subject to change. Errors will be corrected when discovered, and PatioContract reserves the right to revoke any stated offer and to correct any errors, inaccuracies, or omissions (including after an order has been submitted). By reviewing this quote you acknowledge that you are the intended recipient of this quotation. This quote is only valid for Commercial Sales. Residential orders are not accepted by PatioContract.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE : April 16, 2019
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Tracy Jensen, Records Manager and City Clerk
SUBJECT: Planning Commission Vacancy

RECOMMENDATION:

Staff recommends that the City Council give staff direction on what method to use in moving forward to fill Planning Commission appointments for terms expiring July 1, 2019.

BACKGROUND:

The Planning Commissioner's terms that are expiring are:
Ramon Altamirano (Interested in Re-Appointment)
Gregory Contreras (Interested in Re-Appointment)
Patrick Riley (Interested in Re-Appointment)

Last time there were appointments made to the Planning Commission, the Council agreed by motion to select Mayor Biasi and Council Member Cowan as the two-member committee to interview applicants, bring their recommendation to Council of the top two candidates, do not include applications on the agenda but announce the top five candidates as a matter of public record.

Several options could be:

1. Select two Council Members to serve on the Interview and Selection Committee and come back to Council with recommendation.
2. Make an appointment of someone.
3. Direct City Clerk to prepare a notice and advertise in the newspaper that we are accepting applications to fill a planning commission vacancy.

FISCAL IMPACT:

None



Application for Appointment to City Board and Commissions

Application for: _____
(Name of Board/Commission – If applying for multiple positions please list in order of preference)

Name: _____

Home Address: _____ Winters, CA _____

Home #: _____ Mobile #: _____ Are you at least 18 years old? Yes No

Email Address: _____

Why do you wish to serve as a member of this board or commission?

Have you verified your ability to attend regular meetings as scheduled? Yes

List your past and present government experience:	Civic Groups/Clubs/Professional Organization:

Other experience which you feel would be helpful to bring to the attention of the City Council in making this appointment:

Education (Include high school; college and/or university, and graduate study):

Do you have any interests or associations which might present a conflict of interest? Yes No
Please explain: _____

(Signature (Type name if returning via e-mail or print and sign))

Date

<p>Board/Commission members are required to attend meetings on a regular basis, and may be removed if a member does not attend three consecutive regularly scheduled meetings. Board/Commission members are required to satisfy the local ethics training requirement mandated by Government Code Sections 53234 and may be removed if proof of attendance is not filed with the Office of the City Clerk within 60 days of appointment. Additionally, ethics training needs to be repeated every two years. Classroom and on-line training resources will be provided. Commissioners are required to file statements of economic interest.</p>

Please return application to: City of Winters, Attn: City Clerk, 318 First Street, Winters, CA 95694



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: April 16, 2019
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Carol Scianna, Environmental Services Manager *CS*
SUBJECT: Downtown Merchants Trash Enclosure Proposal

RECOMMENDATION: Staff recommends Council receive proposal from Downtown Merchants that discusses options on the placement of a trash/recycling enclosure at the City parking lot at First and Abbey Streets. And approve the desired location of where enclosure is to be placed.

BACKGROUND: The goal of the enclosure will provide a space for all of the merchants on the Newt's alley to place their trash/recycling and organics in one consolidated area. The removal of the existing multiple trash/recycling bins will enhance our progress towards alley activation. Winters Hotel will construct the enclosure and all required infrastructure. The City will be providing the space for the enclosure as part of the parking lot construction and will provide sleeves for needed electrical and will make the water and sewer connections as needed for the space.

FISCAL IMPACT: Expense for electrical sleeves and sewer and water connections to enclosure.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: April 16, 2019
THROUGH: John W. Donlevy, Jr., City Manager *[Signature]*
FROM: Dagoberto Fierros, Management Analyst
SUBJECT: SB 1 FY 2019/20 Road Rehabilitation Project List and Resolution 2019-09.

RECOMMENDATION: That the City Council:

1. Receive SB 1 Presentation.
2. Adopt Resolution No. 2019-09.
3. Approve project list, design concept, locations and budget.
4. Authorize bids for construction and City Manager to execute agreements with contractors.

BACKGROUND: In Fiscal Year 2017/18 the City of Winters received about \$45,000 in new funding from Senate Bill 1 (SB 1) for road rehabilitation projects. Staff brought forth a 2017/18 project list that included slurry seal repairs to Orchard Lane, Almond Drive, East Main Street, and Edwards Street. Due to cost escalations in the course of one year, staff reconfigured the list to only include a grind and pave overlay reconstruction to East Main Street (between Railroad Avenue and Elliot Street) and spot repairs to various intersections around the vicinity of the project area.

2017-18 Street/Road Rehabilitation Project List: **Updated

Street	Section	Sq. Ft.	Spot Repair	Crack Seal	Slurry Seal	Grind & Pave (Overlay)	Estimated Useful Life	Anticipated Year of Construction
Orchard Ln	All	17,640	x	x	x		5-7 years	2018
Almond Dr	All	38,916	x	x	x		5-7 years	2018
East Main St	Railroad Ave to Elliot St	17,950	x	x	x	X	15 years	2018
Edwards St	Main St to Railroad Ave	123,108	x	x	x		5-7 years	2018

In 2018, staff brought forth a 2018/19 project list. The list included slurry seal repairs and overlay repairs. The 2018/19 project list was also reconfigured. The City is estimated to receive \$120,000 in SB 1 funding for Fiscal Year 2018/19. Road repairs are projected to start and be completed in May 2019.

The updated project list is listed in green on the table below.

2018-19 Street/Road Rehabilitation Project List: **Updated

Street	Section	Sq. Ft.	Spot Repair	Crack Seal	Slurry Seal	Grind & Pave (Overlay)	Estimated Useful Life	Anticipated Year of Construction
Anderson Ave	All	111,456	X	X	X	x	5-7 years	2019
Carrion Cir & Priscilla Ct	All	39,420	X	X	X		5-7 years	2019
Third St	All	80,532	X	X	X		5-7 years	2019
Main St	Grant Ave to Second St	153,328	X	X	X	x	5-7 years	2019
Betty Ct	All	9,540	X	X	X		5-7 years	2019
E Baker St	Railroad Ave to E Main St	113,596	x	x	x		5-7 years	2018-19
Baker St	Waggoner Elementary to Railroad Ave	65,052	X	X	X		5-7 years	2019
East St	E Baker St to E Main St	29,472	x	x	x		5-7 years	2018-19
East St	E Baker to Grant Ave	11,808				x	15 +/- years	2018-19

DISCUSSION: Staff developed a road rehabilitation project list for Fiscal Year 2019/20. The proposed project list includes newly listed roadways and a backlog of streets that were not treated in the original 2017/18 project list and the 2018/19 project list.

Most of the roadways in the City of Winters are recommended to be treated through crack seals, slurry seals, and spot repairs. These methods are the most cost-effective. Slurry seals will generally give roadways an extra 5-7 years before they must be treated again. The approved project list for Fiscal Year 2019/20 is due to the California Transportation Commission by May 1st, 2019.

2019-20 Street/Road Rehabilitation Project List:

Street Section	Location	Sq. Ft.	Spot Repair	Crack Seal	Slurry Seal	Grind & Pave (Overlay)	Estimated Useful Life	Anticipated Year of Construction
Orchard Ln	Almond Dr to end	17,640	x	x	x		5-7 years	2020
Almond Dr	All	38,916	x	x	x		5-7 years	2020
Edwards St	Main to Railroad	123,108	x	x	x		5-7 years	2020
Adams Ln	Taylor to Valley Oak	49,788	x	x	x		5-7 years	2020
Hampshire Ct	Valley Oak to End	13,068	x	x	x		5-7 years	2020
Dutton St	E Grant to Walnut Park	35,000	x	x	x		5-7 years	2020
First St	Grant to Wolfskill	65,500	x	x	x		5-7 years	2020
Dry Creek Ln	Abbey to Cody	30,400	x	x	x		5-7 years	2020
Cody Ln	Dry Creek to Main	13,500	x	x	x		5-7 years	2020
Wolfskill St	Railroad to Second	28,000	x	x	x		5-7 years	2020
Westwood Ct	Russell to End	15,768	x	x	x		5-7 years	2020
Riverview Ct	Russell St to End	19,400	x	x	x		5-7 years	2020

FISCAL IMPACT: Revenue estimates expected from SB 1 Road Repair and Accountability Act for the City of Winters are:

FY 2019/20: Include Estimated Revenues and Expenditures of \$120,695 in the 2019-2020 budget from Road Maintenance and Rehabilitation Account.

Attachments:

- A. Resolution 2019-09

RESOLUTION NO. 2019-09

**RESOLUTION ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2019-20 FUNDED BY
SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Winters are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City of Winters must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Winters, will receive an estimated \$120,695 in RMRA funding in Fiscal Year 2019-20 from SB 1; and

WHEREAS, this is the third year in which the City of Winters is receiving SB 1 funding and will enable the City of Winters to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City of Winters has undergone a robust public process to ensure public input into our community's transportation priorities/the project list; and

WHEREAS, the City of Winters used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City of Winters maintain and rehabilitate streets/roads in need of rehabilitation, bridges, and add active transportation infrastructure throughout the City of Winters this year and many similar projects into the future; and

WHEREAS, the 2018 California Statewide Local Streets and Roads Needs Assessment found that the City of Winters' streets and roads are in an "at-risk" condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into a "good" condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of the City of Winters, State of California, as follows:

1. The foregoing recitals are true and correct.
2. The following list of proposed projects will be funded in-part or solely with fiscal year 2019-20 Road Maintenance and Rehabilitation Account revenues:

2019-20 Street/Road Rehabilitation Project List:

Street Section	Location	Sq. Ft.	Spot Repair	Crack Seal	Slurry Seal	Grind & Pave (Overlay)	Estimated Useful Life	Anticipated Year of Construction
Orchard Ln	Almond Dr to end	17,640	x	x	x		5-7 years	2020
Almond Dr	All	38,916	x	x	x		5-7 years	2020
Edwards St	Main to Railroad	123,108	x	x	x		5-7 years	2020
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Hampshire Ct	Valley Oak to End	13,068	x	x	x		5-7 years	2020
Dutton St	E Grant to Walnut Park	35,000	x	x	x		5-7 years	2020
First St	Grant to Wolfskill	65,500	x	x	x		5-7 years	2020
Dry Creek Ln	Abbey to Cody	30,400	x	x	x		5-7 years	2020
Cody Ln	Dry Creek to Main	13,500	x	x	x		5-7 years	2020
Wolfskill St	Railroad to Second	28,000	x	x	x		5-7 years	2020
Westwood Ct	Russell to End	15,768	x	x	x		5-7 years	2020
Riverview Ct	Russell St to End	19,400	x	x	x		5-7 years	2020

3. The following previously proposed and adopted projects may utilize fiscal year 2019-20 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City/County is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

- **2017-18 Street/Road Rehabilitation Project List: Resolution No. 2017-44**
- **2018-19 Street/Road Rehabilitation Project List: Resolution No. 2018-08**

PASSED AND ADOPTED by the City Council of the City of Winters, State of California this 16th day of April, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Tracy Jensen, City Clerk

Bill Biasi, MAYOR



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: April 16, 2019
THROUGH: John W. Donlevy, Jr., City Manager *JWD*
FROM: Carol Scianna, Environmental Services Manager *CS*
SUBJECT: Climate Action Plan and Resiliency Update

RECOMMENDATION: Staff recommends Council receive information regarding City’s efforts in updating and moving our draft Climate Action Plan forward for approval and improving our communities resiliency as climate change impacts become more prevalent in our area.

BACKGROUND: In 2015 with the financial assistance from Climate Change Compact of Yolo County (Compact) the City was able to engage Davis Energy Group in drafting a Climate Action Plan(CAP). The plan was very detailed in laying out over 180 possible action items to help the City in working to mitigate our green house gas(GHG) emissions. It was thought that perhaps the abundance of action items would impede progress towards implementation. Thus the plan was not brought back to Council for adoption. Since the draft CAP was written there have been many changes in climate science, legislation has been approved and among other items resiliency elements are now required to be included in a CAP. Staff sought assistance in updating the draft CAP and once again with financial assistance of \$20,000 from the Compact we have been able to contract with Ascent Environmental a consulting firm to help the City in its Climate Action Planning work. Ascent will be providing a report that will outline the following elements which will assist the City in completing a CAP that can be adopted in the near future:

- Strategies Effectiveness
- Strategy Qualification
- General Plan Integration
- GHG reduction and Adaptation Strategies
- Public Engagement

We anticipate that this project will be completed by early June

Resiliency efforts have been ongoing as well. Staff has been working with a regional group Yolo

Resiliency Planning Group (YSPG) for over a year. The focus of this group is on how best to help our residents be better prepared as impacts of climate change become more severe in our area. The two main impacts we expect in our area are more extreme heat events and more wildfires. Last year we hosted a workshop that included representative from City Management, Fire, Police, Public Health, OES and many others to discuss these issues. Currently YSPG is working with a Civic Spark Fellow to create a template for cities and agencies to develop a Climate Resiliency Plans. We will be scheduling our Fellow to come and give the Council a brief presentation on her efforts on this project in the next few weeks. There will also be a follow up presentation with for those who attending the initial workshop later this year.

Staff is also pursuing the opportunity to have a Civic Spark Fellow work exclusively with the City on our Climate Action/ Resiliency efforts. And again the Compact is willing to fund half of the needed monies to participate in this program. Staff is working to secure the remaining balance and may be coming back to Council for a budget adjustment next fiscal year in order to participate in this opportunity. If our project is approved and we find a suitable Fellow match they would work with the City for 11 months beginning September 2019.

I envision our Fellow person helping to get our CAP completed, updating our GHG inventory and helping to support the formation of a Citizens Action Committee. The City will need to engage our residents if we are going to be successful in mitigating our GHG emissions and in maintaining a thriving healthy community as we see more of the impacts of climate change that we are unable to mitigate.

FISCAL IMPACT: None

Attachment:

Ascent- CAP Report- Draft Document Outline

City of Winters
Climate Action Plan Report – Draft Document Outline
March 8, 2019

1. Executive Summary

This chapter will include a summary of the CAP report, highlighting the key findings and recommendations from the report that could help with the City's future sustainability and climate action planning work. The executive summary will be developed to be read as a separate document for the public, City staff, and elected officials.

2. Introduction

This chapter will provide a brief overview of the CAP report, discuss the purpose of the report, how the report was developed, and include a brief summary of each chapter.

3. CAP History and Summary

This chapter will discuss the City's climate action planning efforts to date including the City's 2012 Climate Action Plan (CAP) Technical Report and the 2015 Draft CAP (both unpublished). The chapter will also include a discussion of other current programs and initiatives undertaken by the City and/or the community that are relevant to greenhouse gas emissions reductions or climate adaptation.

4. State, Regional, and Local Policy Context

This chapter will provide a description of the State and regional policy context that informs climate action planning at the local level. The chapter will provide an overview of the regulatory framework which helps guide the types of GHG reduction and climate adaptation strategies included in a CAP. The chapter will provide a framework for aligning the goals and strategies in a CAP with a General Plan and highlight the key benefits of integrating a CAP into the General Plan process. The chapter will also provide a brief discussion of the City of Winters including key regional and community characteristics relevant to GHG emission and climate adaption (e.g., City population, key economic sectors).

Key components of the chapter will include:

- a. Current State policies and regulations related to GHG reductions and climate adaption that inform climate action planning and the General Plan process. Policies may include, but are not limited to:
 - i. Policy regarding GHG reduction targets (e.g., AB 32, SB 32, California Air Resources Board's 2017 Scoping Plan)
 - ii. Policy regarding regional vehicle miles travelled (VMT) reductions (SB 375) and analysis of VMT in the CEQA process (SB 743)
 - iii. Requirements for addressing climate adaptation through the General Plan Safety element (SB 379)
 - iv. Benefits of CEQA streamlining through development of a "qualified" CAP per CEQA Guidelines Section 15183.5

- b. Current policies, programs, and initiatives being undertaken by regional agencies (e.g., SACOG, SMAQMD, Yolo County Energy Watch) that can serve as opportunities for the City's future CAP and General Plan work.
- c. A framework, guided by the Governor's Office of Planning and Research General Plan Guidelines, for implementing GHG reduction and climate adaptation strategies as part of a General Plan, including a process for integrating the CAP into a new Sustainability Element as part of the City's next General Plan update.
- d. A brief discussion of the City of Winters including key regional and community characteristics relevant to GHG emission and climate adaptation.

5. GHG Reduction and Climate Adaptation Strategies

This chapter will be the primary focus of the CAP report. The chapter will provide a series of effective and feasible strategy recommendations that can be incorporated into a standalone CAP document or be integrated into the City's General Plan. The strategy recommendations will be tailored specifically to the unique characteristics of the City of Winters (e.g., smaller jurisdiction, limited resources and staff) and will highlight opportunities, when available, to coordinate with regional agencies for implementation. The strategy recommendations will be based on the evaluation of the City's previous CAP documents, highlighting the most relevant and useful strategies from these documents while complementing them with new recommendations based on current best practices for climate action planning.

The strategy recommendations will be organized by GHG emissions sectors (e.g., buildings, transportation, solid waste) and also include a set of strategies focused on climate adaptation. Each strategy will include a set of key components to inform the implementation and monitoring process. Strategy components will include:

- **Strategy Effectiveness:** A brief summary of the strategy and an explanation of how it supports GHG reductions and adaptation to climate change.
- **Strategy Quantification:** The existing or potential ways to quantify and monitor the effectiveness of the strategy in reducing GHG emissions and meeting the City's emissions targets. (If the strategy is not quantifiable, a qualitative explanation of the strategies effectiveness in meeting climate change goals will be provided and identify the type of information/data that could be collected to aid in quantification for future efforts.)
- **Additional Information:** Useful links or references to additional information about the strategy including other jurisdictions who have implemented similar strategies.
- **Existing Opportunities:** Existing City or regional programs or initiatives that could help support implementation of the strategy.
- **General Plan Integration:** Opportunities for the strategy to help achieve other General Plan goals and how the strategy could be integrated into a future General Plan update.
- **Public Engagement:** Opportunities identified for public input in helping to develop the measure and/or opportunities for public engagement in helping to implement specific GHG reduction and climate adaptation strategies.

6. Conclusion, Next Steps, Implementation

This chapter will focus on the next steps that would be needed for implementing the identified strategies either through a standalone CAP document or integration of a CAP into the next General Plan update. The chapter will include a conceptual timeline with key milestones needed for developing a CAP (e.g., updated GHG emissions inventory, forecast and target setting, GHG reduction strategy development and gap analysis). Finally, the chapter will provide a list of key recommendations for the City to support energy savings, GHG reductions and adaptation to climate change.



CITY COUNCIL STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: April 16, 2019
THROUGH: John W. Donlevy, Jr., City Manager *JW*
FROM: Dan Maguire, Economic Development and Housing Manager *DM*
SUBJECT: Consideration of Resolution 2019-10, a Resolution of the City Council of the City of Winters Authorizing a Reduction in City Impact Fees in the Amount of \$100,000 to the Blue Mountain Terrace Senior Housing Project

RECOMMENDATION:

Staff recommends that the City Council take the following actions: (1) receive the staff report, (2) adopt Resolution No. 2019-10 approving a reduction of City Impact Fees in the Amount of \$100,000, to assist in the development of the Blue Mountain Terrace Senior Housing Project.

BACKGROUND:

Staff is working with the project developer (Domus Development) to refine the project costs needed to construct the project as authorized by City Council previously. The project developer asked the City for assistance with the estimated cost of the County fees for the project.

In discussions with Yolo County staff, City staff was provided the conditions under which the County would reduce/waive County Facilities and Services Fee. Those conditions included a requirement for affordable projects that are to be located in an incorporated area, with the City required to provide an incentive for the construction of the affordable units by a waiver of City capital facilities fees (impact fees). The amount waived by the City needs to be greater or equal to the amount of the County Facilities Fee.

DISCUSSION:

With the adoption of Resolution 2019-10, the City would reduce the City Impact Fees assessed to the Domus project by \$100,000. That fee reduction will lead to a reduction of \$100,000 in the County Facility and Services Fees for the project.

FISCAL IMPACT:

The reduction in City Impact Fees would reduce the impact fees collected for the project by \$100,000

ATTACHMENTS:

Resolution 2019-10

Yolo County Fee Waiver Criteria

Yolo County Facilities and Services Fee Schedule

Proposed City Impact Fee Reductions

City of Winters Impact Fee Schedule

Winters Ordinance 2009-18 (Inclusionary Housing Ordinance) – Section 17.200.060

Winters 2013 Housing Element Implementation Program II.7

RESOLUTION NO. 2019-10

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
APPROVING THE WAIVER OF CITY IMPACT FEES 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”), which is currently in the process of finalizing the acquisition, construction, improvement and equipping of a 63-unit senior multifamily affordable rental housing project located at 147 East Baker Street, Winters, California, generally known as Blue Mountain Terrace Apartments (the “Project”), has requested that the City of Winters assist the project by working with the County of Yolo to seek a reduction in the Yolo County Facilities and Services Authorizations Fees (the “County Fees”) for the Project; and

WHEREAS, pursuant to County Ordinance regarding the Affordable Housing Fee Waiver for Yolo County Facilities and Services Fees if the units are located in an incorporated area, in order for the County to waive all or a portion of the County Fees, the city where the project is located must have provided an incentive for the construction of the affordable units by a waiver of city fees, provided the amount waived by the City is greater than or equal to the amount of the County Facilities Fee. Authority for the waiver of City Fees 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 authorized to waive Impact Fees as per our Inclusionary Housing Ordinance, Ordinance 2009-18, per Section 17.200.060, (“Incentives and Assistance”) Subsection “B” Fee Waivers or Deferrals, which states “The City may grant to a developer a program of waivers, reduction or deferrals of development fees or administrative fees for the inclusionary units”; and

WHEREAS, the current Housing Element (2013-2021) Implementation Programs Section II.7 indicates “The City shall consider reducing or deferring fees”; and

WHEREAS, an approved reduction in City impact fees will result in a reduction in County fees by the same dollar amount;

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

The City Council hereby approves a reduction in City impact fees for the project in the amount of \$100,000. The specific impact fees to be reduced shall be determined by the City Manager in consultation with the City Finance Director, in accordance with the terms and conditions of the City’s Inclusionary Housing Ordinance and the City’s Housing Element, and

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 implement the reduction authorized above, and to document to Yolo County that the City and the Project satisfy the requirements of the County's Fee Waiver requirements.

This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Winters this 16th day of April, 2019.

AYES:
NOES:
ABSTAIN:
ABSENT:

CITY OF WINTERS

Bill Biasi, Mayor

Attest:

By: _____
Tracy S. Jensen, City Clerk

(i) *Affordable housing fee waiver.* Notwithstanding the remaining provisions of this chapter, no County Facilities Fee shall be charged for those residential dwelling units within a residential project which satisfy the following criteria:

(1) The units are affordable to lower income households defined as follows: In the case of rental units the rent shall not exceed thirty (30%) percent of eighty (80%) percent of area median income. In the case of for sale units, the units will be sold at an affordable price to persons whose total household income does not exceed eighty (80%) percent of area median income;

(2) The continued affordability of the rental units for the longest feasible time, but in no event less than thirty (30) years, shall be assured by some means that is satisfactory to the Director of Community Development. for sale units without resale controls ensuring long term affordability, recapture of the waived fee upon sale of the unit shall be assured by some means satisfactory to the Director; and

(3) Where the units are located in an incorporated area, the City has provided an incentive for the construction of the affordable units by a waiver of City capital facilities fees provided that the amount waived is greater than or equal to the amount of the County Facilities Fee.

(j) The waiver of County facilities fees provided in subsection (i) above, shall be considered as a concession or incentive described in Section 65915(h) of the Government Code.

From: Lisa A. Baker [mailto:lbaker@ych.ca.gov]

Sent: Wednesday, March 27, 2019 12:49 PM

To: Mindi Nunes <Mindi.Nunes@yolocounty.org>; Taro Echiburu <Taro.Echiburu@yolocounty.org>

Subject: Fwd: County Infrastructure Fees

Do you know if there is a fee waiver or fee reduction for affordable housing and/or senior affordable housing? (Read bottom up)

----- Forwarded message -----

From: Yasmin Tong <yasmin@domusd.com>

Date: Tue, Mar 26, 2019 at 5:58 PM

Subject: County Infrastructure Fees

To: Lisa A. Baker <lbaker@ych.ca.gov>

Cc: daniel.maguire@cityofwinters.org <daniel.maguire@cityofwinters.org>, Maurice Ramirez <maurice@domusd.com>

FSA

Effective 09/13/2016 FACILITIES and SERVICES AUTHORIZATION FEE
Yolo County Development Impact Fee per Residential Dwelling Unit and per 1,000 Gross Square Feet Commercial Space. All Fees are to be paid prior to the issuance of a building permit.

LAND USE	DAVIS	WEST SAC.	WINTERS	WOODLAND	UNINCORP (ALL YOLO COUNTY)
Residential					
Single Family	\$4290.00	\$3613.00	\$4407.00	\$3118.00	\$6515.00
Multi-Family (2 or more)	\$3180	\$2659.00	\$3267.00	\$2312.00	\$4830.00
Commercial					
Commercial/Retail	\$ 500.00	\$ 576.00	\$ 500.00	\$ 500.00	\$ 936.00
Office/Services/ Assembly	\$ 666.00	\$ 657.00	\$ 666.00	\$ 666.00	\$ 1247.00
Industrial/ Factory/Manufacturing	\$ 334.00	\$ 365.00	\$ 334.00	\$ 334.00	\$ 626.00
Warehouse/Storage/ Wholesale	\$ 200.00	\$ 240.00	\$ 200.00	\$ 200.00	\$ 375.00

Source: Kaplan.McLaughlin.Diaz; Creegan + D'Angelo; and Williams-Keubelbeck/Assoc., Inc.
 & Development Impact Fee Study, Update 2000-2015 by Bay Area Economics

Excludes roads and park fee.

Commercial improvement shall mean new construction or alteration of, or an addition to, a structure which results in a net increase of 500 or more gross square feet of enclosed space suitable and intended for office/service, retail, wholesale or manufacturing.

YOLO COUNTY FEE INFORMATION

Fee Authority: California Government Code Section 66000 et al.
 Yolo County Code, Title 3, Chapter 14

Mandate Source: This program activity is mandated by State and local laws.

Description of Services: These fees are paid by developers to fund the construction of public facilities to serve new development. Impact fees finance services in both the incorporated and unincorporated areas of the county. These include law enforcement, criminal justice and social services.

Effective Date of Fee: September 13, 2016. These Development Impact Fees were first approved by the Board of Supervisors on July 12, 2016. They are adjusted periodically to reflect construction cost changes in the County Master Fee Resolution.

City of Winters
 Domus Project Impact Fees
 Date Prepared 4-8-19

	units	Per unit cost	Proposed Fees	Amount Waived	Impact Fee Due After Waiving
Water	63	2,435.98	153,466.74	16,522.29	136,944.45
Sewer	63	1,994.59	125,659.17	13,528.52	112,130.65
Streets	63	2,195.00	138,285.00	14,887.82	123,397.18
Parks	63	4,559.66	287,258.58	30,926.37	256,332.21
Police	63	729.52	45,959.76	4,948.05	41,011.71
Fire	63	1,476.56	93,023.28	10,014.92	83,008.36
General	63	1,235.41	77,830.83	8,379.30	69,451.53
Monitoring	63	117.00	7,371.00	792.73	6,578.27
		14,743.72	928,854.36	100,000.00	828,854.36

City of Winters
Impact Fees Effective January 1, 2019
Resolution 2018-59

Residential Fee per Unit							Non-Residential Fee per Building Square Foot						Per Room
RR	R1	R2	R3	R4									
	Rural	Low Density	Medium Density	Medium High Density	High Density	Accessory Dwelling	Neighborhood Commercial	Highway Service Commercial	Central Business District	Office	Light Industrial	Heavy Industrial	Hotel
Water	4,465.96	4,465.96	3,653.96	2,841.97	2,435.98	1,471.74	1.14	1.14	1.14	1.46	1.06	1.06	1,867.58
Sewer	3,263.88	3,263.88	2,810.56	2,266.58	1,994.59	1,205.07	1.09	1.09	1.09	1.23	1.12	1.18	1,452.73
Transportation	3,142.00	3,142.00	3,142.00	2,195.00	2,195.00	case by case	3.88	4.26	1.81	0.82	0.50	0.27	498.00
Parks	6,079.54	6,079.54	5,319.60	4,939.63	4,559.66	2,754.79	2.91	2.91	5.09	4.07	1.45	1.20	339.26
Public Safety	972.70	972.70	851.11	790.32	729.52	440.75	0.47	0.47	0.81	0.65	0.23	0.19	54.28
Fire	1,968.74	1,968.74	1,722.65	1,599.60	1,476.56	892.09	0.94	0.94	1.65	1.32	0.47	0.39	109.86
General	1,647.21	1,647.21	1,441.31	1,338.36	1,235.41	746.39	0.79	0.79	1.38	1.10	0.39	0.32	91.91
Monitoring Fee	156.00	156.00	136.50	126.75	117.00	70.69	0.07	0.07	0.13	0.10	0.04	0.03	8.71
Total per unit	21,696.03	21,696.03	19,077.69	16,098.21	14,743.72	7,581.52	11.29	11.67	13.10	10.75	5.26	4.64	4,422.33

IHO Ord 2009-18



(B) Fee Waivers or Deferrals. The City may grant to a developer a program of waivers, reduction or deferrals of development fees or administrative fees for the inclusionary units.

(C) Inclusionary Housing Credits. A developer may submit as part of the inclusionary housing plan a proposal to provide affordable housing units or a donation of land in connection with a development project beyond the requirements of this Chapter. The developer may credit the additional affordable units or land against future development projects proposed by the developer within the City, subject to the provisions of this chapter. Inclusionary housing credits may also be transferred or sold to any other person or entity subject to the following conditions:

(1) Inclusionary housing credits must be applied to another development project within five (5) years of issuance of a certificate of occupancy for the inclusionary units(s) or implementation of an alternative method of meeting the inclusionary method of meeting the inclusionary housing requirement which gives rise to the credits, such as land dedication. A developer who has not used, transferred or sold credits within the time specified in this section may apply to the City for a one (1) year extension on the life of the credits. A request for extension of the inclusionary housing credit shall be reviewed by City Council who shall grant or deny the request for extension. The City Council shall consider progress and efforts the developer has made to utilize the credits during the previous five (5) years, the impact on affordable housing in the City if the extension is granted, any proposals for use of the credits should the extension be granted and other relevant factors.

(2) Inclusionary units receiving monetary subsidies through the City shall not receive credits unless the City has been reimbursed for its financial assistance.

(D) Local Public Funding. A developer may apply to the community development agency for local public funding to assist in the financing and development of affordable housing to meet the inclusionary housing requirement.

(E) Modification of Development Standards. To the extent feasible in light of the uses, design and infrastructure needs of the development project, modifications to existing City planning standards may be made for the development project. Such modifications shall be requested through a development permit, or other such permit that allows the modification of planning standards, and shall be considered in conjunction with the other discretionary land use entitlements for the development project.

(F) Mixed Use Projects. Mixed use projects containing affordable units may be proposed and approved in areas of the City where the Zoning Code and the General Plan allow such development to help off-set the cost of developing affordable units pursuant to the requirements of this chapter.

Section 17.200.070 Density Bonus

residential density range for the corollary zoning district of the High Density Residential designation is 10.1 to 20.0 units per acre. The upper one-quarter of the density range in the Medium High Density Residential designation is 9.025 to 10.0 while 17.525 to 20.0 is the upper one-quarter of the density range in the High Density Residential designation.

When a project is proposed in the upper one-quarter of the density range in the Medium High-Density Residential or High-Density Residential designations, the City shall not reduce the project density below 75 percent of the density range, unless there are specific site constraints that make such density infeasible or undesirable. A narrowly-defined exception is in the case of affordable rental housing where a reduction in the overall number of units results in the increase in the number of larger, family units. For affordable multifamily projects proposed in the upper one-quarter of the density range, the City shall provide non-financial incentives (such as reductions in street standards, setback requirements, and parking standards) and shall consider the provision of financial incentives where a financing gap can be demonstrated.

Responsible Agency: City Council, Community Development Department.

Financing: Minor administrative cost to the City; permit fees.

Time Frame: Ongoing

II.7 The City shall continue to pursue available and appropriate State and Federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. The City will market housing opportunities and assist developers with the construction of affordable housing through the following actions:

- The City will consider on a case by case basis, the provision of financial assistance for the construction of affordable housing to the extent that funding sources are available.
- The City will offer density bonuses for developments that include at least 5 percent extremely low-income units, 10 percent very low-income units, 20 percent low-income units, or 50 percent senior units, pursuant to state density bonus law.
- ★ The City shall consider reducing or deferring fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Affordable housing projects that address the needs of large families or extremely low-income households, or incorporate educational amenities/ programs shall receive priority for fee reductions and waivers.
- The City will negotiate alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements.
- The City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvement for lower-income housing projects.
- The City will offer assistance in accessing local, State, and federal funding for affordable housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary to support an application for funding.



CITY COUNCIL STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: April 16, 2019
THROUGH: John W. Donlevy, Jr., City Manager *JW*
FROM: Dan Maguire, Economic Development and Housing Manager *DM*
SUBJECT: Consideration of Resolution 2019-11, a Resolution of the City Council of the City of Winters Authorizing a Reduction in Funding in the Amount of \$100,000, from the Previous Authorized Loan of \$565,000 from the Affordable Housing Trust Fund to the Blue Mountain Terrace Senior Housing Project

RECOMMENDATION:

Staff recommends that the City Council take the following actions: (1) receive the staff report, (2) adopt Resolution No. 2019-11 approving a reduction of funding in the Amount of \$100,000, with \$465,000 to be loaned from the City of Winters Affordable Housing Trust Fund to assist in the development of the Blue Mountain Terrace Senior Housing Project.

BACKGROUND:

Staff is working with the project developer (Domus Development) to refine the project costs needed to construct the project as authorized by City Council previously. The project developer asked the City for assistance with the estimated cost of the County fees for the project.

At the September 18, 2018 City Council meeting, City Council adopted Resolution 2018-53 which authorized additional gap funding to the project in the form of loans, with \$565,000 loaned from the City's Housing Trust Fund, and \$135,000 loaned from the City's HOME Program Income.

At the April 16, 2019 City Council meeting, the Council considered adoption of Resolution 2019-10, which would grant the project a reduction in City Impact Fees in the amount of \$100,000. In authorizing the fee reduction, the project would then be eligible for a fee reduction of \$100,000 from the County's Facilities and Services Fees.

Domus Development and the City have been successful in bringing additional project funding commitments to project, with the project receiving funding commitments from the Infill

Infrastructure Grant program (\$1,800,000), Project Based Housing Vouchers, a HOME Program Loan (\$2,400,000) and funding from the State's MHP Program (\$3,436,000). The last additional funding successfully secured for the project was through an application to the State's 4% Tax Credit Program in 2018.

DISCUSSION:

With the adoption of Resolution 2019-10, the City reduced the City Impact Fees assessed to the Domus project by \$100,000. That fee reduction will lead to a reduction of \$100,000 in the County Facility and Services Fees for the project.

In establishing the request for gap funding that City Council approved at the meeting on September 18, 2018 Council meeting, the overall level of additional support was predicated on staff analysis of the City and the developer sharing the cost of closing the financing gap.

This recommendation, coupled with the reduction in City Impact Fees, would result in the overall level of financial support from the City remaining consistent with that 2018 authorization; however, impact fees are considered more valuable to the City's overall budget in comparison to Housing Trust Fund as impact fees can be utilized on a wider range of activities.

FISCAL IMPACT:

The City would loan \$465,000 from the City's Affordable Housing Trust Fund. The reduction in loan amount would increase the funds remaining in the Housing Trust Fund by \$100,000.

ATTACHMENTS:

Resolution 2019-11

RESOLUTION NO. 2019-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
AUTHORIZING A REDUCTION OF \$100,000 TO THE LOAN AMOUNT OF THE
PREVIOUSLY AUTHORIZED LOAN FROM THE CITY OF WINTERS HOUSING
TRUST FUND IN SUPPORT OF THE BLUE MOUNTAIN TERRACE
AFFORDABLE SENIOR HOUSING PROJECT**

WHEREAS, on March 4, 2014, the City Council of the City of Winters (the "City Council") approved the issuance of a Request for Proposal and Request for Qualifications for the development of Senior Affordable Housing ("RFP/RFQ") for that certain property located at Grant Avenue (a portion of APN #s 003 370 028, 029, and 030; the "Property"), which was owned by the Successor Agency to the Community Development Agency of the City of Winters; and

WHEREAS, on April 1, 2014, the City Council of the City of Winters selected Domus Development LLC from the three proposals submitted in response to the Request for Proposals/Qualifications; and

WHEREAS, on December 8, 2014, the State of California Department of Finance ("DOF") approved the sale of the Property from the Successor Agency to Domus Development LLC; and

WHEREAS, Domus established Blue Mountain Terrace Associates LP as a separate limited partnership that acquired the Property and will develop sixty-three (63) multi-family units, sixty-two (62) of which will be designated as affordable housing, and associated on-site and off-site improvements to be known as the Blue Mountain Terrace Affordable Senior Housing Project (the "Project"); and

WHEREAS, Domus Capital Holdings, Inc. is a wholly owned and controlled affiliate of Domus Development LLC, and is or will be a partner in the limited partnership that will acquire the Property and develop the Project; and

WHEREAS, the City previously authorized financial assistance to Domus Capital Holdings, Inc. in the form of a grant from the 2007 Community Development Agency low and moderate income housing bond proceeds (the "Housing Bond Proceeds") that were transferred to the City pursuant to that certain Bond Expenditure Agreement entered into by and between the City and the Successor Agency on April 1, 2014, which assistance will be used to assist in the development of the Project, and which grant of funds is conditioned upon Domus Capital Holdings, Inc. ensuring that not less than thirty-one (31) of the units included in the Project will be maintained as affordable housing for not less than fifty-five years in accordance with the requirements of the Community Redevelopment Law; and

WHEREAS, at the September 18, 2018 City Council meeting, the City approved Resolution 2018-53 to provide additional funding to the project in the form of loan of \$565,000 from the City's Affordable Housing Trust Fund and \$135,000 loaned from the City's HOME Program Income to assist the project in closing a financial gap resulting from escalating costs of construction; and

WHEREAS, with the adoption of Resolution 2019-10, the City agreed to reduce City Impact Fees for the project by \$100,000; and

WHEREAS, with additional assistance provided by City through the reduction in City Impact Fees as authorized by Resolution 2019-10, the City desires to provide a corresponding reduction in the amount provided through its loan from its Affordable Housing Trust Fund, so those funds can remain available to assist future affordable housing development;

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

Section 1. The City hereby finds and determines that the foregoing recitations are true and correct and are incorporated herein by this reference.

Section 2. The City hereby approves and authorizes a reduction in the loan of funds from the Housing Trust Fund in the amount of one hundred thousand dollars and zero cents (\$100,000) to Domus Capital Holdings, Inc.; with the revised loan assistance of \$465,000 to provide assistance to the Blue Mountain Terrace Project, which loan shall be made pursuant to a Loan Agreement that will include assurances and conditions on disbursement to ensure that the loan funds be used for costs incurred in the development of the Project, and shall be structured on the owner of the Project entering into an Agreement that makes payments on the loans from residual receipts.

Section 3. The City Council hereby authorizes and directs the City Manager, or his designee, in consultation with the City Attorney, to prepare and enter into such agreements on behalf of the City, including but not limited to a Loan Agreement and Affordable Housing Regulatory Agreement with Blue Mountain Terrace Associates LP for the Project, and to execute such other documents and take such other actions as necessary to carry out and implement the obligations of the City under this Resolution.

The foregoing resolution was duly and regularly adopted by the City Council of the City of Winters, County of Yolo, State of California, on the 16th day of April, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Bill Biasi, Mayor
City of Winters

ATTEST:

Tracy Jensen, City Clerk
City of Winters
State of California