



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

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

Present: Council Members Harold Anderson, Wade Cowan, Jesse Loren, Pierre Neu and Mayor Bill Biasi  
Absent: None  
Staff: City Manager John W. Donlevy Jr., City Attorney Ethan Walsh, Contract Planner Dave Dowswell, Economic Development/Housing Manager Dan Maguire, Police Chief John Miller, Building Official Gene Ashdown, City Clerk Tracy Jensen.

Marie Heilman led the Pledge of Allegiance.

Approval of Agenda: City Manager Donlevy said there were no changes to the agenda. Motion by Council Member Neu, second by Council Member Loren to approve the agenda as presented. 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: None

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, November 6, 2018
- B. Resolution 2018-68, a Resolution of the City Council of the City of Winters Approving the Appointment of Primary and Alternate

Representatives on the Yolo Emergency Communications Agency  
(YECA)

- C. Beverage Recycling Grant Purchases
- D. Well 7 Generator Repair
- E. Sacramento Yolo Mosquito & Vector Control District November 13,  
2018 Report by City of Winters Representative Gar House

City Manager Donlevy gave an overview. Motion by Council Member Cowan, second by Council Member Loren to approve the Consent Calendar. Motion carried with the following vote:

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

PRESENTATIONS: None

#### DISCUSSION ITEMS

1. Public Hearing and Consideration of Resolution 2018-61, a Resolution of the City Council of the City of Winters, Adopting the 2018 Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan

Economic Development/Housing Manager Dan Maguire gave an overview and said the Yolo County Operational Area Hazard Mitigation Steering Committee meets three times annually to discuss the upgrades to the plan, which is then presented every five years for formal adoption. Dan advised the City Council that Dana Carey, Yolo County's Office of Emergency Services Coordinator and David Block, Emergency Services Planner, were present and available to answer any questions. It was confirmed that once the plan update is adopted, the City could receive FEMA assistance in the event of a disaster.

Mayor Biasi opened the public hearing at 6:49 p.m. and closed the public hearing at 6:49 p.m.

Mayor Biasi asked if the City would get FEMA assistance in the event of a disaster. City Manager Donlevy said yes, David Block & Dana Carey oversee all emergency services planning for each of the cities within the multi-jurisdictional area. The five-part plan has been updated, evaluations have been completed and staff is recommending adoption. Mayor Biasi said a climate change action plan has been added and asked what kind of emergency would apply and what could FEMA do. City Manager Donlevy said drought has facilitated changes from a disaster standpoint. Drought and heat have contributed to fires for five

consecutive summers; these tangible aspects are included in the overall planning.

Dana Carey said in addition to natural hazards, Yolo County is adding manmade and technical hazards to the plan, which will also include mitigation strategies to make everyone safer going forward. Climate change over the last five years has seen sinking ground levels and well housing collapses, which are attributable to the drought.

Motion by Council Member Loren, second by Council Member Neu to approve Resolution 2018-61 adopting the 2018 Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan. Motion carried with the following vote:

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

City Manager Donlevy said David Block is also working on a Greater Winters Wildfire Protection Prevention Plan. The overall plan would create a fire council that would encompass the Winters fire protection area and hopefully expand up into the Capay Valley.

2. Public Hearing, Waive the First Reading and Introduce Ordinance 2018-06, an Ordinance of the City Council of the City of Winters Amending Chapter 5.36, Street Vendors (Food Trucks), and Title 17, Zoning Ordinance of the Winters Municipal Code (pp. 32-80)

Contract Planner Dave Dowswell gave an overview and confirmed that each vendor will go through an individual public hearing process to address each use permit submitted. He also confirmed there is a one-time fee for a conditional use permit, and staff and the Planning Commission will address the use permits. For a vendor with edibles, a Yolo County Health Dept. permit is also required. Vendors won't have to go through the conditional use permit process if they are participating in a sponsored event, but they will still be required to have a City business license and go through the Yolo County Health Department if food is involved. Dave also confirmed he would respond to the e-mail submitted by Lorenzo Arce regarding this item.

Mayor Biasi opened the public hearing at 7:10 p.m.

Marie Rojo Heilman asked Council to support local food trucks, one of which has donated over \$10,000 to local sports teams and often donates food for other local events. This vendor has a City business license as well as permits for all of the cities they do business in. Marie added it would be nice to have a map so food trucks would know where they can go.

Mayor Biasi closed the public hearing at 7:15 p.m.

Council Member Cowan said he supports this and is glad it's moving forward. Council Member Loren said she understands the concerns of the brick and mortar businesses, but food trucks are a great business model to deliver food to those who are hungry and is also glad the item is moving forward. Mayor Biasi said we're not trying to get rid of the taco truck on Grant Avenue, we're just regulating where, how, when, etc. The process will say exactly where the food trucks can be located and opens up the area for potential food trucks. The average cost for a use permit is \$1,760, and the one-time fee runs with the land. The property owner will obtain the permit and also has to consent to the food truck placement on his property. Dave said limitations apply around key intersections due to the safety aspect and added that felons cannot apply for a permit.

Mayor Biasi asked about sidewalk vendors blocking the sidewalks. Dave said this issue is complaint-driven and if a vendor is creating blockage, the City has the right to have them relocate to a safer location. He added that stationary food carts don't need county approval.

Motion by Council Member Cowan, second by Council Member Neu to waive the first reading and introduce Ordinance 2018-06 amending Chapter 5.36, Street Vendors (Food Trucks), and Title 17, Zoning Ordinance of the Winters Municipal Code. Motion carried with the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

3. Public Hearing, Waive the First Reading and Introduce Ordinance 2018-08, an Ordinance of the City of Winters Adopting Planned Development (PD) Overlay Zone Regulations for the Cottages at Carter Ranch Phase II Subdivision; and the Adoption of Resolution 2018-69, a Resolution of the City Council of the City of Winters Approving the Tentative Subdivision Map for the Cottages at Carter Ranch Phase II Subdivision (pp. 81-100)

Contract Planner Dave Dowswell gave an overview. Mayor Biasi inquired about Conditions 46 & 47 regarding the height requirements of the retaining wall and chain link fence. City Manager Donlevy said the subdivision improvement agreement will address all these things, except those that are no longer applicable. Staff will come back to Council for the approval of the tentative map.

Mayor Biasi opened the public hearing at 7:37 p.m. and closed the public hearing at 7:38 p.m.

Mayor Biasi said this is a great proposal and it's nice to see these lots being developed. If approved by Council, this will provide more affordable housing. City Manager Donlevy said Dan Maguire and Dan Sokolow brought in Neighborworks, who provided education on several fronts and prequalified those residents who wanted to buy a home. The City carried silent seconds and four of those silent seconds have been paid off.

Motion by Council Member Neu, second by Council Member Loren to introduce Ordinance 2018-08 adding the modified Planned Development (PD) Overlay standards/regulation to the property commonly known as the Cottages at Carter Ranch Phase II (APN 030-392-006) and adopt Resolution 2018-69 approving the tentative map for the property known as the Cottages at Carter Ranch Phase II. Motion carried with the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

4. Second Reading and Adoption of Ordinance 2018-07, an Ordinance of the City Council of the City of Winters Amended Sections of the Winters Municipal Code Regarding Administrative and Enforcement of Parking Violations and Citations

Police Chief John Miller gave an overview. Motion by Council Member Loren, second by Council Member Cowan to adopt Ordinance 2018-07 amending sections of the Winters Municipal Code Regarding Administrative and Enforcement of Parking Violations and Citations. Motion carried with the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

5. Adoption of Resolution 2018-70, a Resolution of the City Council of the City of Winters Adopting and Updating the Schedule of Fines and Penalties Regarding Regulated Time Limit Parking and Late Payment Penalty

Police Chief John Miller gave an overview. There was discussion regarding the times of enforcement, but this resolution provides the flexibility to post signs restricting parking times at the City's discretion. Mayor Biasi asked if anyone wanted to comment on this item and resident Tina Lowden insisted that Winters does not have a parking problem.

Motion by Council Member Loren, second by Council Member Cowan to approve Resolution 2018-70 establishing the schedule of fines and penalties for traffic and parking violations. Motion carried with the following vote:

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

6. Introduce and Waive the First Reading of Ordinance 2018-09 to Amend the Winters Municipal Code §10.16.120(A) "Regulated Parking on Certain Streets"

Police Chief John Miller gave an overview. Motion by Council Member Cowan, second by Council Member Neu to waive the first reading and introduce Ordinance 2018-09, amending the Winters Municipal Code regarding regulated parking on certain streets. Motion carried with the following vote:

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

7. Yolo Habitat Conservancy Loan Agreement

City Attorney Ethan Walsh gave an overview and said Council had previously adopted the Final Yolo Habitat Conservation Plan/Natural Communities Conservation Plan (Yolo HCP/NCCP) earlier this year to conserve the habitat of endangered species in the region. This plan will be funded primarily by development impact fees, but during the interim, their current work needs funding/revenue. The proposed loan agreement will be paid back from impact fees from the coming years. While Winters has been asked to lend \$10,745, other communities are lending approximately \$50,000. The loan agreement terms are outlined in the staff report. Through membership on the board, the debt will be tracked to make sure the cities are being paid back within the next few years. Council Member Loren said it's very important for the City of Winters to support this and she's glad it's moving forward.

Motion by Council Member Neu, second by Council Member Loren to approve Resolution 2018-71 authorizing the City Manager to enter into a loan agreement with the Yolo Habitat Conservancy (YHC) to fund the implementation of the Yolo Habitat Conservation Plan/Natural Communities Conservation Plan (Yolo HCP/NCCP) during the 2018-19 fiscal year. Motion carried with the following vote:

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

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

1. None

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CITY MANAGER REPORT: The second Strategic Planning workshop will be held on December 12<sup>th</sup> at the Public Safety Facility. On December 14<sup>th</sup>, the Sacramento Valley Managers Group are going to Paradise to meet with Town Manager Lauren Gill to tour the area, talk, brainstorm, and provide professional advice. Attended the groundbreaking ceremony for the Winters Healthcare Project, which is a huge project for the City. They are proud of where they came from and we're proud of the Winters Healthcare Foundation board. The facility will be amazing and we will celebrate when they open. All permit applications have been received for the Blue Mountain Terrace project and they are ready to go! Updated impact fees have been adopted but don't go into effect until January 1. The permit for the freeway hotel is ready to be picked up. YECA says Yolo County residents can now text to 911 if emergency services are needed - Call If You Can, Text If You Can't. Blue Note Brewing Company will hold a fundraiser on December 9<sup>th</sup> for Camp Fire victims and hopes to raise \$50,000.

INFORMATION ONLY: July 2018, August 2018, and September 2018  
Investment Reports and Treasurer Reports

ADJOURNMENT: Mayor Biasi adjourned the meeting at 8:07 p.m. in honor of George H. W. Bush for his lifelong service to our country.

  
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Tracy S. Jensen, City Clerk

  
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Bill Biasi, Mayor