



Minutes of the Regular Meeting of the Winters City Council
Held on March 5, 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 Sigred Admundson, Public Works Superintendent Eric Lucero, Environmental Services Manager Carol Scianna, City Clerk Tracy Jensen.

Karen May led the Pledge of Allegiance.

Approval of Agenda: City Manager John Donlevy said there were no changes to the agenda. Motion by Council Member Neu, second by Council Member Cowan to approve the agenda. 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: Kate Laddish, 400 Morgan, said she was happy the pool has been opened and said it was great. The Public Works crew installed new LED lights and addressed the heater problems and the water has been a steady 80 degrees. Articles about the March 1st pool opening for adult lap swim have been placed in the Express and on the Pool's Facebook page.

Gwen Pisani, 102 Quail Ct., said the Winters youth needs a skateboard park and suggested Valley Oak Park as a possible site. Kids need a safe environment to skateboard in, a place where they can stay and play in Winters. Skateboarding will be an Olympic sport beginning in 2020 and asked if funds might be available to start with a small park and build on it. Gwen left a petition in favor of a skate park with City Manager Donlevy.

Tina Lowden, 320 Niemann St. and Karen May, 100 Caselli Ct., representing the Winters Senior Foundation, invited all seniors to the WSF's Spring Luncheon on March 21st at the Community Center, where soups from around the world will be served, including but not limited to posole, soup from Ocean Restaurant and Council Member Cowan's New England Clam Chowder.

Dave Adams, 711 Foxglove Circle, said one of the factors that caused recent flooding was the re-engineering of the overflow for the pond at Rancho Arroyo. When the sound wall was installed, they cut in half the size of the overflow from the detention pond out onto the street. If the overflow was still the same size as originally designed, we would have been OK. He suggested that the engineers take a look at that specific issue.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, February 19, 2019
- B. West Yost Amendment No.2 to Agreement 027-17
- C. Amplified Sound Permit for the Winters Chamber of Commerce Hispanic Music Festival, May 4, 2019 **(Moved to Discussion Item #3)**
- D. Resolution 2019-06, a Resolution of the City Council of the City of Winters In Support of SACOG's "Green Means Go" Pre-Application Process

City Manager Donlevy gave a brief overview and said staff is addressing issues regarding Item C, the proposed Hispanic Music Festival. Council Member Loren requested Item C be moved and addressed as Discussion Item 3.

Motion by Council Member Cowan, second by Council Member Loren to approve Consent Items A, B and D, and move Consent Item C to Discussion Item 3. Motion carried with the following vote:

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

PRESENTATIONS

Public Works Superintendent Eric Lucero gave an overview and provided a power point presentation regarding the recent floods at the Rancho Arroyo Detention Basin (pond.) City Manager Donlevy said there have been three 100-year events between January 16th and March 5th. Eric said a meeting with the flood engineering team has been scheduled for tomorrow, 3/6, to re-evaluate the basin. City Manager Donlevy said a critical unfinished aspect of the pond was that a maintenance road was supposed to go completely around the pond, enabling pumps and equipment to be placed upon the road. Council Member Cowan said the detention pond was supposed to take care of the runoff. With property to the west and orchards to the north, he asked what was being done on a permanent basis to fix that. City Manager Donlevy said phases 4 and 5 of the housing development are not designed to go into the pump but drain into Dry Creek. Water going down Valley Oak should also drain into Dry Creek. Staff will be addressing these concerns, and a list of others with the engineers and the development team. Mayor Biasi expressed his appreciation for the public works staff. City Manager Donlevy said staff regrets not taking matters into their own hands and assured Council this won't happen again. Although the facility is still under construction, staff should have stepped in earlier, even if it meant drawing legal action. Mayor Biasi asked if any residents in the audience would like to speak to this item. Residents thanked staff and asked what staff would do differently if they knew this was going to happen. Chris Turkovich asked if the City would be absorbing the costs associated with the flooding. City Manager Donlevy said at the end of the day, the City won't absorb the costs and Mayor Biasi said the City shouldn't have to pay the costs out of the City's budget.

DISCUSSION ITEMS

1. Authorization to Pursue Construction of Parking Lot at First & Abbey Streets

Council Member Anderson recused himself due to a possible conflict of interest.

City Manager Donlevy gave an overview and said construction drawings are being completed for the 38-space public parking lot with an estimated cost of \$120,000, with City staff doing a portion of the work. The job will include paving and concrete work, and the installation of lighting and electrical through a separate contract. One variable is the installation of a trash compactor or receptacle. The downtown businesses need to convene to determine what they want to do as this is not the City's responsibility. Council Member Cowan asked how many parking spaces would be used for the trash receptacle and City Manager Donlevy replied most realistically, it will be placed on one of the corners, and if the southwest corner is chosen, it would take up two parking

spaces and the orange tree. But the final decision has to come from the property owners and businesses on the first block of Main Street. Mayor Biasi said this was brought up when the hotel was proposed and when the alley activation plan was being discussed. With the progress of the hotel construction, the parking lot is needed now. We don't really want to give up parking spaces, but an agreed upon location would be good. Environmental Services Manager Carol Scianna said the trash receptacle would be a self-contained unit requiring a pad and enclosure.

Council Member Cowan asked about the time frame to clear the lot and prepare for construction. City Manager Donlevy said ideally the paving and concrete work will go to bid by the end of the month. Business owner Chris Turkovich asked for schedule clarification as they are being given a couple of weeks to come up with a plan without a Downtown Business Association (BID). He suggested alternate trash options: the other side of Railroad or south of City Hall. City Manager Donlevy said for practicality purposes, the trash receptacle should be within the first block of Main Street. Staff has offered up the best location with easy access for all businesses. Chris said the pocket park area was discussed during a meeting with Waste Management. He said the downtown business community has no district or association and asked if parties other than the hotel are required to come up with a solution? Carol Scianna said there is a lot of interest from the downtown businesses and they just need to agree on a location. The estimated cost is \$8,000/month for garbage and recycling only and more accurate numbers should be received tomorrow. City Manager Donlevy said the construction drawings need to be completed and the project needs to go out to bid in order to begin construction by June. Mayor Biasi asked if the plans can be changed and City Manager Donlevy said the bid process takes time and they have to be ready to go by June. He added that the downtown businesses have had a long time to talk about it.

Resident Albert Vallecillo recommended the trash receptacle area include a hot water hook-up to a sanitary sewer and not the storm drain in order to wash the parking lot. He advised taking the time now to do it right, otherwise we'll be paying for it in the long run. Don't forget the hot water! Chris Turkovich said input was needed from the business owners in the downtown and Carol Scianna will take the lead by making a list of things that are needed.

Joe Ogando, 41-47 Main Street, was present at the garbage summit and asked about cost sharing, how the costs were going to be allocated, and said the organics issue wasn't discussed much at that meeting. Will there be fines for illegal dumping? Where do they staging their construction materials? Can they lease the parking lot? Mayor Biasi said how the parking lot will be used has to be considered and the alley activation has been a long-time goal. City Manager Donlevy said staff wants to work with everyone to see that everything comes out. Property owners and business owners must get together to come up with decisions and commit. Carol has done a great job of lining everything up. Chris

Turkovich said the hotel was passed without a parking plan or a trash plan and the City needs to be just as responsible as the business owners. Mayor Biasi said a lot of good things came out of the recent trash summit that brought business owners together with Waste Management to address their issues.

Motion by Council Member Loren, second by Council Member Cowan to approve staff recommendation to pursue the construction of the parking lot at Abbey and First Streets, and approve an estimate of \$120,000 to build said parking lot. Motion carried with the following vote:

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

Council Member Anderson returned to the dais at this time.

2. Amplified Sound Permit for the Winters Chamber of Commerce Hispanic Music Festival, May 4, 2019 **(Moved from Consent Item C to Discussion Item #3 to Discussion Item #2)**

City Manager Donlevy gave a brief overview and gave kudos to Chamber Director Eric Stein for working hard, being innovative, and bringing a new energy to town.

Council Member Neu said this proposed event is scheduled to take place the week after Youth Day and asked if these events couldn't be spread out more in the future. Council Member Loren said although the Hispanic Advisory Committee is sensitive to Cinco de Mayo, the event would be welcomed and the ability to move the date can be done later. Council Member Anderson asked if these would interfere with the 4-H Spring Show. Mayor Biasi said a couple of local young men presented an idea to the Chamber to become involved. Eric has done a great job with the Chamber and he is behind them 100%. Council Member Loren thanked the Chamber and said she looks forward to finding out more about what the event is about.

3. General Plan Element Review - Community Design **(Moved to Discussion Item #3)**

City Manager Donlevy said Community Design was the second element in a nine-part series of the Winters General Plan, which is an evolutionary document that creates a vision of the buildout of the City and includes policies and objectives, laying the groundwork for the City to move forward. Seven of the elements are required by the State. Community design is completely optional,

but incorporates important things to the City including architecture and pedestrian traffic. In 1998, the City adopted the first design guidelines, which included the City's agricultural heritage. The Grant Avenue Design Guidelines were put in place 10 years ago. The City of Winters was the second City in the area to adopt a Downtown Form Based Code. The City has a Design Review Committee and the Public Works Standards has been updated. The Community Design Element includes additional visionary documents, including bike and pedestrian master plans with the most recent being the Downtown Parking Master Plan.

Kate Laddish, 400 Morgan, thanked City Manager Donlevy for the series of updates, said they were much appreciated and that Community Design is a really important topic. She expressed her enthusiasm for public workshops for the General Plan, the interest in the community, and the ongoing public input. Kate said the pace of development should be put in place before the proposal of a large project is received. Kate also said community development is a huge contributor to greenhouse gas (GHG) and asked the current best management practices are being included. These should be included in the Community Design Guidelines.

Mayor Biasi said the General Plan workshops are a good idea after the Strategic Planning workshops are completed. Council Member Loren said cities are approving housing, but developers are slow in getting it done. If the City has a pace of development established, it will protect us from the State taking away fees for not developing at a certain rate. City Manager Donlevy said the State says Winters should have been built out by 2010. The General Plan includes business documents, including keeping up with inflation, and a General Plan refresh will make these documents more transparent. Council Member Neu said the State sets the GHG standard. SACOG has set high standards for GHG and is working to get them lowered. Kate suggested holding public meetings to find out what the public desires to make it clearer to everyone. Council Member Anderson said "Green Means Go", which was approved on the Consent Calendar, will play a large part. Pre-authorization is part of the proposal for SACOG, and it's a vehicle to try and to reach the GHG reduction goals they're trying to reach. "Green Means Go" is a big deal and is one of the best things he has seen in years. Mayor Biasi said the pre-authorization will address accelerated in-fill projects, including micro transit around town and electric vehicle development. Money would help us achieve these goals. Council Member Neu said utilizing upper floors of buildings and retro fitting would be helpful. More local jobs are needed as too many people are leaving town to work. Council Member Loren said we need faster and more dependable broadband that would allow people to telecommute.

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

1. None

CITY MANAGER REPORT: None

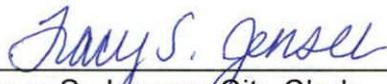
INFORMATION ONLY: None

ADJOURNMENT: Mayor Biasi adjourned the meeting at 8:39 p.m.



Bill Biasi, MAYOR

ATTEST:



Tracy S. Jensen, City Clerk