



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 questioned why no member should serve 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 the City Manager 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 the City Manager, the developer, and 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, she said Jeff Roberts told her "the EDAC Report was setting the table for this development." She expressed concern that the developer was shaping a report that hadn't been completed. 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. Kate asked Council to direct staff to establish a process to provide transparency and inclusiveness in the General Plan "refresh" and for the processing of the development project. The community wants hands on the project early. LAFCO lists the meetings that have been held between agendas.

The public needs 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 will be 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. The confluence of several projects (Climate Action Plan, EDAC report, strategic planning workshops) gave the appearance of being done for Bellevue North's benefit. She also requested Council take steps toward requiring developments to be phased, and asked Council to request the City Manager bring a public process for a slow-growth ordinance.

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.
- Kate Laddish, 400 Morgan Street, regarding the general plan "refresh" and the phasing of development.

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

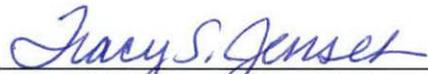
CITY MANAGER REPORT: A lot of information can be found if you "Like" the City of Winters on Facebook. Residents can also contact us to be added to the Friday Update distribution list. The comments tonight are appreciated. A lot of these projects are in development. Due to workload, staff can't do everything 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