



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

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**6:00 p.m. – Executive Session**

Pursuant to Government Code Section 54957.6, Conference with Labor Negotiator John W. Donlevy Jr. and Agency Designated Representatives Shelly Gunby, Director of Financial Management and Crystal Zaragoza, Human Resources Manager to Discuss Employee Organizations: Confidential Employees Association, Management (Department Head) Employees Association, Manager Employees Association, Mid-Management Employees Association, Miscellaneous Employees Association.

Mayor Biasi said there was nothing to report from Executive Session.

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**6:30 p.m. – Regular Session**

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

Present: Council Members Harold Anderson, Jesse Loren, Pierre Neu, Mayor Pro Tem Wade Cowan, Mayor Bill Biasi  
Absent: None  
Staff: City Manager John W. Donlevy, Jr., City Attorney Ethan Walsh, Human Resources Manager Crystal Zaragoza, Director of Financial Management Shelly Gunby, Housing Manager Dan Maguire, Building Official Gene Ashdown, City Clerk Tracy Jensen

Crystal Zaragoza 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. Motion carried with the following vote:

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

COUNCIL/STAFF COMMENTS: Verbal updates were provided by Council.

PUBLIC COMMENTS: Karen May, 100 Caselli Court, suggested the construction workers for the downtown hotel and city parking lot park their vehicles a distance away from the job site and the downtown in order to free up parking for people doing business in the area. Karen also inquired if there was a City ordinance that prevented residents from parking their vehicles on their front lawn. She has witnessed three cars parked in one front yard. It looks unsightly and it would be nice if it were cleaned up. Karen also thanked staff for moving the due date back a month to August 16<sup>th</sup> for the Winters Senior Commission on Aging applications.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, June 18, 2019
- B. Contract Renewal for Information Technology and Computer Support Services with Switzer Enterprises

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

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

PRESENTATIONS: None

DISCUSSION ITEMS

1. TEFRA Public Hearing and Adoption of Resolution 2019-21, a Resolution of the City Council of the City of Winters Approving

### Conduit Financing for the Blue Mountain Terrace Senior Apartments Affordable Housing Project

Housing Manager Dan Maguire requested that City Council hold a public hearing for tax exempt financing under the Tax and Equity Fiscal Responsibility Act (TEFRA). Under the federal tax code, a TEFRA public hearing is valid for only one year, so the TEFRA public hearings held on 6/6/17 and 7/17/18 are invalid. Anthony Stubbs with the California Finance Authority was available to answer any questions.

Mayor Biasi opened the public hearing at 6:41 p.m. and closed the public hearing at 6:41 p.m. with no comments.

Motion by Mayor Pro Tem Cowan, second by Council Member Neu to adopt Resolution 2019-21, approving conduit financing for the Blue Mountain Terrace Senior Apartments affordable housing project. Motion carried with the following vote:

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

2. Memorandums of Understanding (MOU) and Salary Schedule Resolutions
  - Resolution 2019-24, Miscellaneous Employees Association MOU
  - Resolution 2019-25, Mid-Management Employees Association MOU
  - Resolution 2019-26, Confidential Employees Association MOU
  - Resolution 2019-27, Manager's Series Employees MOU
  - Resolution 2019-28, Management (Dept. Head) Employees MOU
  - Resolution 2019-29, Salary Ranges

Human Resources Manager Crystal Zaragoza gave a brief overview and said although the current MOU's expired on 9/30/17, the terms continue until a new MOU is adopted. A two-year contract is being proposed for the associations listed above. Crystal then reviewed the numerous changes being proposed as well as updating the language within the MOU's. Director of Financial Management Shelly Gunby then described the fiscal impact of the proposed package and identified the funding sources for the 2019/2020 and 2020/2021 fiscal periods.

Mayor Pro Tem Cowan thanked staff for putting this information together and appreciated the one-on-one time spent to fully explain the changes and for making those changes across the board for everyone. Mayor Biasi echoed these

comments, and confirmed these MOU's don't include the Police Officers. This is a very generous package of benefits that are being offered to employees, which will attract quality employees. Although the proposed 5% COLA seemed high, it averages out to approximately 1.5% over a ten-year period. Mayor Biasi said he looks forward to a system where employees pay a portion of the healthcare premiums and performance-based increases. Shelly then described the Base Wages and Steps process and the eligibility for merit increases on an annual basis described within each MOU.

Motion by Council Member Loren, second by Council Member Neu to adopt Resolutions 2019-24, Miscellaneous Employees Association MOU, 2019-25, Mid-Management Employees Association MOU, 2019-26, Confidential Employees Association MOU, 2019-27, Manager's Series Employees MOU, 2019-28, Management (Dept. Head) Employees MOU, and 2019-29, Salary Ranges. Motion carried with the following vote:

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

### 3. General Plan Element Review - Public Facilities and Services

City Manager Donlevy gave an overview of the public facilities and services element, the fifth in a nine-part series of presentations and an optional element within the General Plan outlining goals for water, wastewater, storm drainage, solid waste, public safety, library and schools.

Kate Laddish, 400 Morgan Street, thanked staff for bring this element forward and providing the opportunity to discuss the General Plan. Kate inquired about the following: how the possibility of development will impact public safety and what might be needed to change with development and increasing population; how the change in climate will impact this element with the focus on water; is the City equipped to handle peak storm and drought events; how will peak discharge impact the groundwater recharge. Kate added this element would tie in with the climate action plan.

City Manager Donlevy said development has a direct impact on parks, facilities and services, all of which come about with development. The affordability of police and fire services, parks, recreation, and park facilities are predicated on actual buildout within the City's General Plan. The proposed sports park won't happen without some level of growth and development.

Regarding a General Plan refresh, City staff is waiting for the State to issue the state-mandated RHNA, Regional Housing Need Allocation. This information will be used for the housing element, which will outline the overall goal for housing and affordable housing.

Mayor Pro Tem Cowan said the Public Safety Facility was built to accommodate buildout. Council Member Loren said the schools currently have 1,500 students, which is far from maximizing the capacity of 2,200. Council Member Loren asked if a Climate Action Commission might be formed and asked to put this subject on a future agenda, adding that the City needs to update their GHG, or greenhouse gas numbers.

CITY MANAGER REPORT: City Manager Donlevy participated in a conference call regarding a housing bill, which is the #1 topic in California. The DOF is getting ready to release the RHNA numbers, which will be reflected in the housing element in 2020. The bill that was signed included housing elements and a lot of money for planning. Cities that are housing-friendly will be eligible for some things; the cities not in compliance will be taken to court and fined between \$10k and \$600k (\$100k/day up to six days.) Grants are coming down, but small cities may not receive much funding. Homelessness continues to be a big topic in Yolo County - information regarding affordable housing programs will be included on the City's website. Scheduled to sit on a California Groundbreakers panel in Sacramento next week alongside Rob on the Road.

Mayor Pro Tem Cowan inquired whether property owners flooded by Olive Grove have been taken care of, which was supposed to happen before permits were issued. He thought the engineer and developer came to an agreement regarding Phase 2 Improvements and wants assurances that something will be done.

Council asked for an update on the parking master plan. There were a number of recommendations given and asked if there was a timeline to complete these recommendations.

Council requested a workshop or future meeting to present accurate information regarding past and future north area planning. A lot of information is circulating around town that is misleading and inaccurate. Council would like to present facts and describe the process to people will know what has actually happened. This needs to be addressed soon. Possible participants could be Heidi Tschudin and Todd Cutler as Council wants to get the facts out to the public.

Council said enormous RHNA numbers are coming our way. This is the largest push to address housing. This topic also needs a public meeting.

INFORMATION ONLY: None

ADJOURNMENT: Mayor Biasi adjourned the meeting at 6:30 p.m. in memory of David Rodriguez, who recently passed away.



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Bill Biasi, MAYOR

ATTEST:



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Tracy S. Jensen, City Clerk