



Minutes of the Regular Meeting of the Winters City Council
Held on February 4, 2020

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 and Mayor Bill Biasi
Absent: None
Staff: City Manager John W. Donlevy Jr., City Attorney Ethan Walsh,
Environmental Services Manager Carol Scianna, Economic
Development/Housing Manager Dan Maguire, City Clerk Tracy
Jensen

Bruce Chapman led the Pledge of Allegiance.

Approval of Agenda: City Manager Donlevy requested the presentation on tonight's agenda, Animal Shelter JPA Project & Survey Results, be removed from the agenda and brought back to Council at a later date. Motion by Mayor Pro Tem Cowan, second by Council Member Loren, to approve the agenda with the stated change.

Council Member Neu requested Consent Item A, 1/21/2020 City Council Minutes, be moved to Discussion Item #6. An amended motion was made by Mayor Pro Tem Cowan and seconded by Council Member Loren to move said item to Discussion Item #6. 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: Tina Lowden, 320 Niemann, said she recently attended census training as a member of the Winters Senior Commission on Aging and said seven of the forty-five attendees represented Winters. She said undercounting can affect services for families and funding for transportation, infrastructure, development, hospitals, roads, emergency services and much more. She asked if the City has plans to rally citizens to be counted and asked Council to get behind this.

Debbie Hunter, who resides outside the City limits, said she was in favor of a Climate Action Plan (CAP) and the formation of a committee and hopes the goals of the commission will be to make the City of Winters more climate neutral. She requested the CAP look in a regional sense and include areas outside of the City limits. There are 60 acres of solar panels going in on prime ag land, which is one of the things to consider when looking at the overall energy needs of the City, as well as on a regional basis.

Bill Lagatutta, who also resides outside the City limits, wanted to address rumors regarding a citizen's initiative group called Keep Winters Winters. First, they are not anti-City Council or anti-City Manager or City staff. These are dedicated members of the community, citizens in Winters, who are proud of the hard work that the City continues to do on our behalf. However, extraordinary times sometimes call for extraordinary actions. Keep Winters Winters has chosen the initiative process, not in an attempt to subvert the legislative process, but to enhance it for the benefit of the people. The action they are concerned about is the potential expansion into the north area planning zone. If the initiative is passed, it would not prohibit annexation. Rather, if the City wishes to annex any property, they would be required to get approval from a majority of the voters of the citizens Winters. Although this action would be a burden on the City and City staff, Keep Winters Winters considers themselves to be a community of ideas, a group of innovative people who have ideas and solutions to share.

CONSENT CALENDAR

- A. Minutes of the Joint Meeting of the Winters City Council and the Winters Planning Commission Held on Tuesday, January 21, 2020 **(Moved to Discussion Item #6)**
- B. Resolution SA-2020-01, a Resolution of the Successor Agency to the Dissolved Community Development Agency of the City of Winters Approving the 2020-2021 ROPS (Recognized Obligation Payment Schedule)
- C. Resolution 2020-08, a Resolution of the City Council of the City of Winters Adopting the City of Winters Injury and Illness Prevention Program (IIPP)
- D. Resolution 2020-11, a Resolution of the City Council of the City of Winters Approving a Budget Adjustment Accepting Yolo Energy Watch (YEW) Funding to Support Civic Spark Fellow

- E. Amendment 4 to Wallace-Kuhl Agreement 006-16 for Ongoing Monitoring Tasks at the Old Landfill
- F. Authorization for Work Order 20-001 with Woodard & Curran for Water Engineering Services Associated with New Development
- G. Final Acceptance of Winters Highlands Ph. 1A Improvements

City Manager Donlevy gave a brief overview. Motion by Council Member Neu, second by Council Member Loren to approve Consent Items B-G. 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:

The Animal Shelter JPA Project & Survey Results presentation was removed from the agenda and will be brought back to Council at a later date.

DISCUSSION ITEMS

1. Public Hearing for the Proposed Rate Increases for City Integrated Waste Management Services; Resolution 2020-10, a Resolution of the City Council of the City of Winters Adopting Refuse Service Rate Increases

Environmental Services Manager Carol Scianna gave an overview and indicated no responses had been received following the mailing of the public hearing notice. Mayor Biasi confirmed the tipping fee is the amount Yolo County charges Waste Management to take refuse from Winters to the landfill and said some of the factors driving the rate increase include regulations, fuel costs, and landfill improvements. Ms. Scianna said the new voucher program allows for a truckload of refuse, including hazardous waste, to be taken to the landfill anytime during the year, or a curbside pickup could be scheduled.

Mayor Biasi opened the public hearing at 6:56 p.m.

Tina Lowden, 320 Niemann St., said she was concerned about the seniors and low-income residents and said this 3% increase could be substantial for some residents.

Joe Tramontana, 208 Main St., said the City could do something about the seniors and the 4.5% increase that was previously approved. He asked the Council to think about it. This increase means a lot to some seniors.

John Pickerel, 488 Main St., said a trash compactor was installed at the Buckhorn, reducing 6 yards of trash to 2 yards, yet there is no savings as per Waste Management for this reduction.

Al Vallecillo, 206 Main St., requested City staff to enter into a discussion with Waste Management to make 20-gallon totes available to residents. Currently, the smallest tote available in Winters is 32-gallons.

Taylor Buley, 210 Almond, said tipping fee increases need approval. He said the purpose of the resolution being presented tonight makes it seem like the public hearing process won't be required for future tipping fee increases. It doesn't seem like the right direction and said he would like to see more discussion.

Mayor Biasi closed the public hearing at 7:03 p.m.

Kayla Rodriguez, Waste Management Representative, said tipping fees are an automatic passthrough along with annual rate management and Waste Management doesn't make any money from the tipping fees. She confirmed a 20-gallon tote or a senior discount was not originally negotiated as part of the new contract in 2017. She also confirmed 20-gallon totes are rare and not available in Yolo County. Ms. Rodriguez confirmed only 20-30 residents are using the bulky pickup option and Mayor Pro Tem Cowan said he would like to keep it as an option. City Manager Donlevy said keeping a bulky item option in some semblance is important by giving residents the mechanism to get rid of bulky items. This year we've gone to the voucher, but we can re-visit it in one year. Ms. Rodriguez confirmed the City has two bulky item options. Mayor Biasi asked about incentives for commercial businesses going to compactors. Ms. Rodriguez said the hotel is looking at compactors for a 3-1 ratio, but several factors need to be considered. Mayor Biasi asked if an affordable rate or subsidy could be offered to people who couldn't afford the rate increase. City Attorney Walsh said the City can't have other rate payers subsidize seniors or low-income residents under Prop. 218. The discount would have to come out of the general fund.

John Pickerel said the ideas of Waste Management doesn't pass the smell test. Going from 6 yards to 2 yards is expensive and with no incentives, he is being penalized for getting a compactor. Council Member Anderson said a break should be given for compactors and City Manager Donlevy said this is being discussed.

Motion by Council Member Loren, second by Mayor Pro Tem Cowan to approve Resolution 2020-10, increasing integrated Waste Management service rates for residential and commercial premises. 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. Public Hearing and Adoption of Resolution 2020-09, a Resolution of the City Council of the City of Winters Approving an Application for Funding and the Execution of a Grant Agreement and any Amendments Thereto from the 2019-2020 Funding Years of the State CDBG Program

Economic Development/Housing Manager Dan Maguire gave an overview and confirmed this is the third time staff is seeking authority to submit this CDBG application for funding. Applications will be opened on February 14th and staff is optimistic about this current funding round. In terms of project readiness, the plans have been approved and if the funding is approved, the project will go out to bid immediately.

Mayor Biasi opened the public hearing at 7:22 p.m.

Marlene Bell, representing the Winters Senior Foundation, thanked Council and staff for their support of seniors and the Winters Senior Foundation. Ms. Bell encouraged moving forward with the approval of this project. The Winters Senior Foundation is very visible in town and we have growing interest and tremendous support among the community members. Ms. Bell concluded by saying the one thing the seniors don't have is a home. And that means that we don't have the support of the community in hosting events, providing a central place for information, and continuity of programs. She encouraged Council to approve the application and thanked staff all of his work in this effort.

Karen May, 100 Caselli Ct., echoed Ms. Bell's comments and said this is a wonderful project to get seniors out of the house and into a social atmosphere. The blending of cultures is important and will provide a common ground. The seniors will celebrate once the project is finished.

Bruce Chapman, 4th generation and pastor of the Pioneer Church in Winters, said on behalf of himself and several members of his congregation, would vberly much like to see the senior center happen, and added "Let's do this thing while we're still alive!"

Bob Johnson, 955 Potter St., echoed the comments of those before him. This is not a new issue. This has been debated and discussed numerous times. As President of the Winter Senior Club, we talk about this often at our meetings and they're tired of hearing about it because it doesn't go anywhere. Mr. Johnson said he can't imagine a more beneficial building in town than a Senior Center. One of his desires is to have a united senior group in town. There are different interests, different age groups, different things going on within each organization. But to call us seniors is a uniting kind of thing that we should all embrace as a city. The Winters Senior Group of approximately 35-40 seniors currently meets daily and holds their monthly potluck luncheons at the Community Center, which is a big building for a small group. The City would likely have a lot of different uses for that space if it weren't for the seniors occupying it. The Winters Senior Foundation experiences the same thing at the Police/Fire station. Mr. Johnson said he was optimistic about this project and it seems we have a much better path towards success. This project is long overdue and very much needed in our City.

Tina Lowden, representing the Winters Senior Commission on Aging, said it would be wonderful to have a party in the new Senior Center. She inquired about program income and Dan Maguire responded by saying when the City receives CDBG funds, the funds go to work in the community as a loan, a business loan or an apartment rehab. When the loans get paid back or whether there are just payments on the loan and funds come back into the City, it becomes program income. This is still considered CDBG funds and still technically controlled by the State, but the state gives local authorities the ability to re-utilize funds in the community.

Mayor Biasi closed the public hearing at 7:29 p.m.

Motion by Council Member Neu, second by Council Member Loren to adopt Resolution 2020-09, approving an application for funding and the execution of a grant agreement and any amendments thereto from the 2019-2020 funding years of the State CDBG Program. 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. Intergovernmental Agreement with Yolo County Housing ("YCH")
for Affordable Housing and Grants Management Services

Economic Development/Housing Manager Dan Maguire gave an overview and said from a continuity standpoint, expanding the intergovernmental agreement with Yolo County Housing to provide additional services is recommended.

At Council Member Loren's request, Lisa Baker, CEO of Yolo County Housing, said the Commissioners adopted a new strategic plan with aggressive steps. It's not what we can develop ourselves, but how communities can develop for themselves. And with technical expertise, we can help facilitate that development.

Motion by Mayor Pro Tem Cowan, second by Council Member Neu to approve the Intergovernmental Agreement with Yolo County Housing ("YCH") for Affordable Housing and Grants Management Services. Motion carried with the following vote:

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

4. Animal Services Joint Power Agency and Agreement

City Manager Donlevy gave an overview. Since 2018, a steering committee comprised of City Managers and City Council members to review the overall provision of animal services within Yolo County. The costs have continued to escalate. Some key needs are cost control, ways to better engage volunteers and philanthropy that surrounds animal services, and the need for a new shelter. This is an initial part of a three-part process with the City signing onto the concept of a Joint Powers Authority for animal services. This first part is a governance model, collectively working together as a group. The second is the strategic planning part of the process, where we look at the overall services, operation, and foundational elements of the type of shelter generated with the idea of how it will be paid for. The third part is the JPA moving into an operational model. With each phase of the process, the jurisdictions have the option to opt out. Staff is recommending approval of the agreement between Yolo County and the cities and authorize the mayor to sign the agreement.

Council Member Loren said the fees paid to the Sheriff's Dept. pays for their salary, PERS obligation, and business model is a big payment. This will be a cost savings for the community. City Manager Donlevy said the current operational model is expensive. It also misses some key aspects, including a business element that includes license, spay, neuter fees. Engaging volunteer energy is important.

Mayor Pro Tem Cowan said after sitting on this board, he is definitely in favor of this JPA. One important thing is that its not just a public thing, it's a public-private thing. Giving private people a seat at the table, or on the board when this is formed, and their ability to bring resources, volunteers, and money, and their participation in the meetings has been extremely helpful. We're heading in the right direction for animal services.

Mayor Biasi said Winters is the first City to vote on this JPA and it's a good step forward. UC Davis and Yoche Dehe have also been invited to participate. Woodland & West Sac pay almost 70%, but private partners and community involvement will be critical.

Motion by Mayor Pro Tem Cowan, second by Council Member Neu to approve the agreement creating the Yolo Animal Services Planning Agency Joint Powers Authority and authorizing the Mayor to execute the agreement. Motion carried with the following vote:

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

5. Sixth Cycle Housing Element Request for Proposals for the City of Winters

City Manager Donlevy gave an overview and said the current City of Winters Housing Element will expire in 2021. Three main components of the housing element are discussion of general housing in the City's general plan, the review of the existing housing element, and the preparation of new housing programs and goals to meet regional housing needs allocation. It's a technical document, a policy document, and a forecasting document. In the RFP, a calendar is included. The housing element must be approved and adopted 120 days before expiration and must also be reviewed by HCD.

Council Member Loren asked whether any decisions made between now and May 2021 would influence any housing decisions made during this time or would it slow down anything coming at us at this time. City Manager Donlevy replied no.

Peter Meyer, 21 E. Abbey, asked about the idea behind bringing in the consultant. City Manager Donlevy said the housing element is a required element of the City's General Plan and is also guided in a mandatory reporting document for the State of California. Housing is a very high priority within the State and we're required on an annual basis to provide reporting and statistics

regarding the implementation of our housing element. The overall structure of our housing element has to be reviewed and approved by the State Housing & Community Development Department. Governor Newsome sued 75 cities for being non-complaint, so we want to be in compliance. Mr. Meyer said it seemed odd to have to bring in a firm to do this. Is there a way to think outside the box and utilize local builders and keep the money in the community instead of bringing in out of town builders? It would be nice to keep it in the community. Mayor Biasi said part of the process of the housing element will be to hold community workshops and receive input.

Denise Cottrell, 210 Main St., asked if the housing element and the general plan overlay with the current general plan? City Manager Donlevy said it's part of the general plan. Ms. Cottrell commented that we're using a really old general plan to discuss what our housing element is going to be. City Manager Donlevy said the current housing element was adopted in 2013. Mayor Biasi said the general plan has several elements, many of which have been updated. Updating this portion is required. Ms. Cottrell said we trying to think about how we started looking at climate, and aren't housing and climate both needed? Does the housing element look at placement and design? City Manager said the City has a General Plan that includes zoning, and within that there is zoning for housing. Based on the zoning, there are different types of units. The housing element comes up with an overall strategy for implementing two parts of housing: market rate housing and affordable housing. The State of CA, through SACOG, has given us a mandate that during the next planning period, 8 years, we will build 554 houses. 220 of those houses must be affordable for low and very low income. The State of California says to come up with a strategy within the context of your housing element to provide those. Ms. Cottrell asked if zoning density changes will be considered. City Manager Donlevy said a grant has been received and will be used to look at densities to meet certain housing goals. He directed Ms. Cottrell to the current planning tab on the City's website, which includes an entire outline regarding housing, SB2 grants, housing strategies, and much more.

Taylor Buley asked if the City had received the SB2 grant and if so, will it cover the cost of this. City Manager Donlevy said the SB2 grant has been approved, but we have not yet received the contract.

Council Member Loren asked City Manager Donlevy to address SB379, which requires all cities to include climate adaption and resiliency strategies in the Safety Element of the General Plan in conjunction with the next Housing Element update. City Manager Donlevy said one of the requirements within the seven mandatory elements is the safety element. Included in the RFP, the consultant will look at the climate adaption information that our safety element is compliant with State requirements. Council Member Loren confirmed it's more in line with climate resiliency, not climate adaptation.

Al Vallecillo, 210 Main St., asked if the RFP spells out the scope of work entirely or is it in a general state. City Manager Donlevy said a copy of the RFP outlines the scope. Mr. Vallecillo asked if the RFP consultant will look at the jobs/housing balance. City Manager Donlevy said they will look at housing, the housing element, and the required aspects of HCD. A link to HCD's website can be provided. Mr. Vallecillo asked if any issues that arise will be looked at. City Manager Donlevy said the HCD has framework for the housing element process. This will be one of the most legislatively intensive housing periods going forward. Things will likely pop up.

Council Member Loren said the RHNA numbers address the job/housing balance.

Kate Laddish, 400 Morgan St., submitted her comments in writing in regard to the Housing Element RFP on tonight's agenda in lieu of commenting in person.

Ms. Laddish indicated the City of Winters would benefit from doing a jobs/housing study. What jobs do people need who live here to keep them here, and what housing do people need who work here? How many people who live here work here, and vice versa? Having actual data will help us solve the problem and avoid the pitfalls of becoming a bedroom community of people who work an hour or more away. Helping strike the balance could also help decrease greenhouse gas production, thereby helping meet climate goals. Ms. Laddish respectfully requests the Council direct staff to include a jobs/housing study in the Housing Element update, and that this be considered in the relevant RFP. Laddish also requested that Council direct staff (or relevant consultant) to conduct a study of what types of housing are needed to keep people who already live in Winters here, to allow people who grew up here to move back, for seniors to age in place, and for families, couples and singles to live here. During the Housing Element update process, let's consider different types of housing and a range of prices, rather than the two ends of the spectrum we currently emphasize. We will be a stronger, more vibrant community if we have the right housing to accommodate members of our community. Finally, Ms. Laddish requested that we consider universal design and visitability in our Housing Element update.

Motion by Council Member Neu, second by Council Member Loren to authorize the release of the 6th Cycle Housing Element Request for Proposals for the City of Winters. Motion carried with the following vote:

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

6. Minutes of the Joint Meeting of the Winters City Council and the
Winters Planning Commission Held on Tuesday, January 21, 2020

Council Member Neu stated he wanted to add the comments to the minutes from the January 21st City Council meeting. Council Member Loren said the inclusion of the comments would represent the people. Council Member Anderson suggested leaving the minutes as action minutes and not verbatim minutes.

Taylor Buley of the Winters Express noted the City of Winters goes beyond when including information online. But the public can't wholly rely or depend on technology if they can't see the slides.

Bill Lagatutta said he tried to tune in but the presentation was unwatchable. The angle of the camera made it unviewable. He suggested utilizing community talent to upgrade the City's audio and visual capabilities and volunteered to help.

Motion by Council Member Neu, second by Council Member Loren to bring the January 21st minutes back to Council at the February 18th City Council meeting for approval. Motion carried with the following vote:

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

CITY MANAGER REPORT: Staff had a very positive meeting with Neighborworks regarding a self-help project and discussed the structure for trying to move the project forward. The City Manager will be attending the League of California Cities' City Managers Conference in Napa Wednesday through Friday, and sits on the executive board for the City Manager's Department and also on the conference committee.

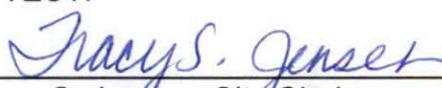
INFORMATION ONLY: None

ADJOURNMENT: Mayor Biasi adjourned the meeting at 8:35 p.m.



Bill Biasi, MAYOR

ATTEST:



Tracy S. Jensen, City Clerk