



Minutes of the Regular Meeting of the Winters City Council
Held on November 19, 2019

Mayor 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,
Director of Financial Management Shelly Gunby, Building Official
Gene Ashdown, Civic Spark Fellow Christopher Flores, City Clerk
Tracy Jensen

Gene Ashdown 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 written. 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: None

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, November 5, 2019

City Manager Donlevy gave a brief overview. Motion by Council Member Neu, second by Council Member Loren 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. Resolution 2019-47, a Resolution of the City Council of the City of Winters Authorizing an Application for SB 2 Planning Grants Program Funds

City Manager Donlevy gave an overview and requested the approval of Resolution 2019-47, authorizing the submittal of an application for and receipt of SB 2 Planning Grant Program funds to the State Housing and Community Development Department. The deadline to submit the grant application is November 30, 2019.

City Manager Donlevy then gave a power point presentation that included the following five Key State Priorities: accelerate housing production; streamline the approval of housing development affordable to owner and renter households at all income levels; facilitate affordable housing for all income groups; promote development consistent with the State Planning Priorities; and ensure geographic equity in the distribution and expenditure of allocated funds. The planning program includes community outreach and engagement, General Plan policy updates, specific planning for undeveloped, unentitled, and underdeveloped properties inside the City limits, Climate Action Plan and Housing Element. The total funding for the planning program, \$395,000, will be derived from SB 2, AB101 and SACOG grants and the City's General Fund (\$70,000.)

City Manager Donlevy also reviewed the Priority Policy Areas and the SB 2 Project Development that will focus on the City limits, with no review of sphere areas or annexation areas. The SB 2 scope will be Winters City Limits Specific

Plan (or Priority Policy Area) and will include community outreach, policy and regulation updates, a programmatic EIR which will also adopt a Climate Action Plan and the Housing Element, and a review of housing densities and opportunities to allow "by-right" zoning. The scope will include jump starting the Housing Element (RHNA), pre-approving designs and plans, accessory dwelling units, and fee reduction strategies.

Community engagement, housing element, priority policy areas and outside funding are just some of the reasons staff is bringing this application to Council for approval. Regarding local control and outside funding, "if we don't use their money, they'll make us use our money on things they want to achieve."

While attending a recent SACOG Futures Forum, a speaker from Meridian, Mississippi who sits on the board of Smart Growth America included photos of Winters in his presentation regarding community engagement.

Key outcomes include a background report that will also be used for a Climate Action Plan, Housing Element, and EIR setting and existing conditions, a City Limits Specific Plan that will also provide basis for a later update of the entire General Plan, a Community Outreach Program that will also be used for the Climate Action Plan, Housing Element, and overall community involvement and bridge-building, and a Programmatic EIR that will also cover the Climate Action Plan, the Housing Element, and later citywide General Plan update.

Council Member Anderson verified that a discussion will take place regarding the elimination of single-family zoning. Council Member Loren said the City needs mixed use living and modernized models to bring us closer to being aligned with the best uses of the land and smart growth answers the needs of the community. City Manager Donlevy confirmed the grant application for AB 101 funds is an over-the-counter grant that is determined based on population and that the NOFA (Notice of Funding Availability) will be released in early 2020.

Mayor Biasi opened the floor for public comments at 7:13 p.m. Kate Laddish, 400 Morgan, said she appreciates staff exploring different ways to achieve a Climate Action Plan as well as different types of housing, including affordable housing by design. City Manager Donlevy confirmed the design guidelines will be updated to reflect the conversion for universal design. Ms. Laddish asked if the grant application is meant for a specific plan and City Manager Donlevy said if the grant application is accepted, staff will perform community outreach and generate a scope of the area and if awarded, staff will be directed moving forward. Council Member Loren said sprawl is not needed and we need to budget the space we have. Mayor Biasi closed the public comment period at 7:18 p.m.

Motion by Council Member Neu, second by Council Member Loren to approve Resolution 2019-47, authorizing an application for SB 2 Planning Grants Program Funds. 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: Gave a presentation before the PERS Board of Directors today, representing all of the City Managers in the State, and discussed funding levels moving forward. Last week's Planning Commission meeting disjointed and didn't address the things that needed to be addressed. It was unacceptable and it will not happen again. There will be no Olive Grove items on any future Planning Commission agendas until specific items are addressed. Three Winters AYSO teams are on their way to Section Championships in Foster City the 2nd week in December after winning the area tournament. City Manager Donlevy was able to watch all three games and is happy to report that people say only nice things about the players from Winters. The Winters High School football team will be playing against Pierce High School in Arbuckle on 11/22 @ 7pm in Round Two of the 2019 Northern Section Division 4 football playoffs after beating Williams High School in Round One on 11/15.

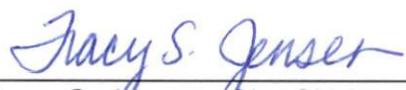
INFORMATION ONLY: None

ADJOURNMENT: Mayor Biasi adjourned the meeting at 7:32 p.m.



Bill Biasi, MAYOR

ATTEST:



Tracy S. Jensen, City Clerk