



Minutes of the Regular Meeting of the Winters City Council
Held on December 3, 2019

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, Fire
Chief Brad Lopez, Contract Planner Dave Dowswell, Contract
Engineer Alan Mitchell, Fire Captain Art Mendoza, Environmental
Services Manager Carol Scianna, Civic Spark Fellow Christopher
Flores, City Clerk Tracy Jensen

Fire Captain Art Mendoza led the Pledge of Allegiance.

Approval of Agenda: Motion by Council Member Neu, second by Council
Member Loren to approve the agenda with no changes. 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: Debra Palmer, Graf Way, said the Winters Senior
Commission on Aging held their first meeting on 11/13/19, will continue to meet
on a monthly basis, and will post future meeting dates and on the City's website.
The next meeting will take place on December 11th in the downstairs conference
room where the Commission will firm up meeting dates and subsequent agenda
items based on roles and responsibilities.

Tina Lowden, 400 Niemann, who represents Winters on the CBOC (Citizen Bond Oversight Committee) for the Solano Community College District, reported that Rod Diamond, VP of Finance and Administration, refinanced the District's General Obligation Bonds and received an upgrade in their credit rating, saving taxpayers almost \$21 million dollars. Winters residents should see a tax decrease soon.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, November 19, 2019
- B. Street Closure Request and Parade Permit Application for the Annual Tractor Parade to be Held on December 7, 2019
- C. Resolution 2019-44, a Resolution of the City Council of the City of Winters Accepting a Grant Deed for a Public Utility Easement Related to the Newt's Alley Utility Underground Project
- D. Fourth Amendment to Maintenance Agreement with Solano County Water Agency (SCWA)

City Manager Donlevy gave an overview. Council Members Anderson, Neu, Mayor Pro Tem Cowan and Mayor Biasi all stated they had a conflict on Item B due to the proximity of their property to this event. Walnuts were drawn to determine who would remain on the dais to complete a quorum and vote on Item B. Through this process, it was determined that Mayor Biasi and Council Member Anderson would vote on this item and Council Member Neu and Mayor Pro Tem Cowan would not vote on this item. Council Member Anderson said he also had a conflict on Items C & D due to the proximity of his property to these items.

Motion by Mayor Pro Tem Cowan, second by Council Member Loren to approve Consent Item A. Motion carried with the following vote:

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

Motion by Mayor Pro Tem Cowan, second by Council Member Loren to approve Consent Item B. Motion carried with the following vote:

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

Motion by Mayor Pro Tem Cowan, second by Council Member Loren to approve Consent Items C & D. Motion carried with the following vote:

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

DISCUSSION ITEMS

1. Public Hearing for Consideration of the Proposed Tentative Map for the LDS Subdivision and Planned Development (PD) Overlay Zone
 - a. Adoption of Resolution 2019-48, a Resolution of the City Council of the City of Winters Approved an 18-lot Tentative Map for the Property Commonly Known as the LDS Subdivision
 - b. Introduction and Waive the First Reading of Ordinance 2019-05, an Ordinance of the City Council of the City of Winters Adding a PD Overlay Zone to the Existing Single-Family Residential (R-1) Zoning

Contract Planner Dave Dowswell gave an overview and provided a brief power point presentation. Mayor Biasi opened the public hearing at 6:50 p.m.

Rodney Orosco, 1017 Taft Ct., asked whether the PD overlay had been approved by the Fire Department. Fire Chief Lopez said he was concerned with the City standard regarding the "knuckle" and fire access and was also concerned about accessibility with the proposed street widths.

Kate Laddish, 400 Morgan, encouraged Council to support two points of entry and exit for emergencies and residents. She said she was also concerned about the lack of sidewalks in one area, creating possible ADA issues, and the lack of planting strips, eliminating the possibility of street trees. If these houses are to be considered affordable by being less nice, will they be considered part of the affordable housing stock.

Peter Meyer, 21 E. Abbey, said this subdivision is near the basin that overflowed last year and asked if that was being considered. Brian Bonino, Civil Engineer with Laugenour and Meikle, said the Rancho Arroyo Detention Project is included in the design of this project. The detention pond has been completed and the power and pumps are fully operational, so no flooding should occur. Mr. Bonino added that the City standard for street width is 35 feet. This project is following City standards at 35.5 feet. On the knuckle, the increased inside radius goes from 40 feet to 45 feet and said there is plenty of room on the knuckle.

Council Member Loren asked if mow strips were being included, asked whether wheelchairs and those with limited mobility will be able to use the sidewalks, and was concerned about limited visibility. Mr. Bonino said mow strips are being included and the project will include low profile curb and gutter, eliminating dips in the sidewalks for driveways.

Mayor Pro Tem Cowan confirmed there was no sidewalk included on the East side of the street when entering this project. Mayor Baisi confirmed there will be a fire hydrant on Lot 15 and said cars should not be depicted in front of the hydrant in the diagram.

Applicant Kal Takkar, Crown Development, asked Council to rely on the City for turn radius details for fire trucks. This project offers a wide, shallow design that includes wide lots that will eliminate congestion.

Kate Laddish asked the developer to consider calculating the storm water run off when building patio covers.

Mayor Biasi closed the public hearing at 7:08 p.m.

Council Member Neu asked if the low-cost housing will match the state requirement. Mr. Dowswell said three of the eighteen homes are smaller in size, will sell for less and become more affordable, meeting the City's requirement. Patio covers were also discussed. While on the Design Review Committee, Mayor Pro Tem Cowan said this unique piece of property, an infill project with special circumstances, was appealing to the DRC in their desire to offer single story homes and having the price point less than the current prices. The only concern is if the LDS Church doesn't grant an easement for emergency vehicle access.

City Attorney Ethan Walsh said the applicant has provided a copy of the amended Purchase and Sale Agreement, which is included as one of the Conditions of Approval. The LDS Church would need to provide the easement, which is needed to finalize the map.

Council Member Loren said she had issues with street widths, parking and safety and Fire Chief Lopez said parallel parking will dictate the amount of accessibility. If the current 35.5 feet drops below 19 feet, it will be in violation of the fire code. Council Member Anderson said he had issues with the parking design and wheelchair accessibility. Regarding the street names shown on the diagrams, Mr. Dowswell confirmed the applicant used temporary street names for the purpose of completing the diagrams. Mayor Biasi said he didn't like reducing the setbacks on Lots 1-7, preferring 10 foot setbacks with no deed restrictions. He noted that nothing was agreed to during design review at the Planning Commission level, we don't know how the houses will look, and there remains a problem with access.

Applicant Kam Takkar said the Planning Commission, Design Review Committee and Council all requested that the developer build smaller homes, so they have provided an opportunity for people to buy a new house at a lower price. Regarding setbacks, there was never mention of a rear yard setback and the desired 10-foot setback has never been provided in any other jurisdiction. The design process with the Planning Commission was tabled to make adjustments and the developers have agreed to all of the Planning Commission proposals. The developers met with the architect and Mr. Dowswell and have given the City everything from a design perspective. Council Member Neu, who sits on the SACOG Land Use & Natural Resource Committee, said they have been talking about smaller houses, more affordable houses, and different ways to look at housing. All types are necessary. Homelessness is a big problem. He said this development is a start in the right direction and alternatives can be discussed further. Council Member Loren said there is value in small, more affordable homes. They offer price points, value, and safety. She suggested waiting until the December 17th City Council meeting in order to work on details with Mr. Dowswell. Mayor Pro Tem Cowan said issues with parking spots and fire engine turn radius can be dealt with at staff level.

Motion by Mayor Pro Tem Cowan, second by Council Member Neu to adopt Resolution 2019-48 approving the 18-lot tentative map for the property commonly known as the LDS Subdivision, and introduce and waive the first reading of Ordinance 2019-05 adding a Planned Development Overlay Zoning to the existing Single-Family Residential (R-1) Zoning permitting certain modifications to the R-1 Zoning Standards. Motion was not approved by the following vote:

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

City Attorney Walsh said this item will be continued to the December 17th City Council meeting, as certain findings must be met before the project is denied.

A counter motion was made by Council Member Loren and seconded by Council Member Neu, to continue this item to the December 17th City Council Meeting. 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. Consideration of Third Amendment to Franchise Agreement with USA Waste of California (Waste Management) To Allow for Annual Rate Increases Based on Landfill Tip Fee Increases and Changes to Bulky Item Drop Off Program

Environmental Services Manager Carol Scianna gave a brief overview, confirming the 10-year agreement with Waste Management that was approved in 2017 allows for an annual increase of service rates. A change in the annual bulky pickup at the Corp Yard is also being proposed. Staff is asking Council to approve the third amendment to the agreement for the Consumer Price Index (CPI) increase. Also being considered is a voucher pilot program in lieu of the bulky event at the Corp Yard, which is good for one trip to the landfill for all items, flexible any day of the year. The average increase for most households will be approximately \$1.50, which includes a Tip Fee, the fee charged to Waste Management by Yolo County Landfill for delivering the City's waste to their facility. Letters notifying residents of a public hearing at the February 4th City Council meeting will be mailed to residents in mid-December. By establishing this rate increase as a regular adjustment under the Franchise Agreement and not an "extraordinary circumstance", the City can hold a single public hearing this year that would be good for five years before a new notice and hearing is required under Proposition 218.

Council Member Anderson said a voucher may exclude a large number of people who don't have the proper transportation to deliver items to the landfill. A Waste Management representative said residents will still have curbside pickup once a year for bulky items only, which would be an added service. The voucher would include bulky items, electronics including TV's and household hazardous waste (HHW) that can be used when it is convenient for the resident. City Manager Donlevy said the list of acceptable bulky items at the Corp Yard has been shrinking (no tires, no HHW), and the landfill is full service. Yolo County and Woodland residents are already utilizing the voucher program.

City Attorney Walsh clarified that the Tip Fee applies to the extent that the Tip Fee exceeds the CTI, and not one fee on top of the other.

Motion by Council Member Loren to approve staff recommendation, approving the third amendment to the Franchise Agreement with Waste Management to allow for annual increases to service rates based on increased fees at the Yolo County Landfill and to enact a change to the bulky pick up event program on a one-year trial basis. 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. Fire Engineer FTE (Full Time Employee) Position

Fire Chief Lopez gave an overview and said the Department relies heavily on their volunteer staff on a daily basis. But with the decline of volunteers, the work load falls to the four career staff members. Inspections and code enforcement with the new developments has also kept staff busy. This new position would provide additional support and be a dedicated driver-operator to a Captain while on shift. The last time a full-time position was added was in 1988 under the Winters Fire Protection District.

Mayor Biasi asked if an increase to the budget will be required and Chief Lopez said yes, reductions to the current operating budget have been made, a budget adjustment will be made through the two-year budget cycle, and Reserve stipends are being used to help offset the cost.

Motion by Mayor Pro Tem Cowan, second by Council Member Neu to approve the addition of one Full Time Employee for the Fire Engineer position for the Winters Fire Department. 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. Planning Projects List

City Manager Donlevy gave an overview of the Planning Projects list and said he had attended the State's HCD workshop in Sacramento regarding housing developments. As a result, the City needs to move up its housing element project to January 2020. The City should receive AB101 funding from the State for its Climate Action Plan, which will come back to Council on 12/17/19.

General Plan amendments, including zoning, may be included in the Environmental Impact Report, although some technical analysis will be needed. Mayor Pro Tem Cowan asked if there was enough funding to go around (yes) and Mayor Biasi thanked the City Manager for meeting the funding application deadline. Council Member Neu said this is the most money the State has ever put forward for planning and City Manager Donlevy said they want results and will not let anyone not meet their housing numbers. Cities can be turned over to the Attorney General if they aren't meeting their housing numbers. He added that the City will hold a workshop for quality community outreach to look at options and get input from the community about what things will work.

Kate Laddish thanked the City Manager for submitting the SB2 grant application, asked about the process of the General Plan Adequacy Review, said she was in

favor of holding more than one community workshop, asked whether pre-approved design plans would allow for City-led adaptive management, and inquired about the establishment of a Climate Committee to review the draft Climate Action Plan Strategy.

INFORMATION ONLY

1. September 2019 Treasurer Report
2. September 2019 Investment Report
3. October 2019 Treasurer Report
4. October 2019 Investment Report

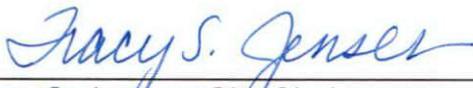
CITY MANAGER REPORT: Running the California International Marathon (CIM) on Sunday. Last year's race was dedicated to folks who were battling breast cancer. This year's race is dedicated to the 10 area law enforcement officers who have lost their lives in the line of duty over the last year. Looking forward to the tractor parade on Saturday, rain or shine.

ADJOURNMENT: Mayor Biasi adjourned the meeting at 8:33 p.m.



Bill Biasi, MAYOR

ATTEST:



Tracy S. Jensen, City Clerk