



Minutes of the Regular Meeting of the Winters City Council
Held on December 17, 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 and Mayor Bill Biasi
Absent: None
Staff: City Manager John W. Donlevy, Jr., City Attorney Ethan Walsh,
Contract Planner Dave Dowswell, Economic Development/Housing
Manager Dan Maguire, Environmental Services Manager Carol
Scianna, Fire Chief Brad Lopez, Civic Spark Fellow Chris Flores,
Contract Engineer Alan Mitchell, Director of Financial Management
Shelly Gunby, Police Chief John Miller, City Clerk Tracy Jensen

Dave Dowswell led the Pledge of Allegiance

Approval of Agenda: Motion by Council Member Loren, second by Mayor Pro
Tem Cowan 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: None

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, December 3, 2019
- B. Resolution 2019-49, A Resolution of the City Council of the City of Winters Amending the Pension and OPEB Policy Adopted by Resolution 2019-22
- C. Funding Authorization and Amendment to Consultant Agreement with Wood Rodgers for Flood Hazard Evaluation in Northeast Area of City's General Plan Boundary
- D. Claim Against the City of Winters – Ryan Foster

City Manager Donlevy gave a brief overview and clarified that Item C is updating the entire northeast area as it is within the City's General Plan and although it is outside of the City limits, the entire area must be updated. 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

Public Works Superintendent Eric Lucero gave a power point presentation on the Third Street Storm Drain Project, where the Public Works staff replaced approximately 500 feet of storm drain from Third Street out to Putah Creek, including the construction of two new manholes. Council thanked the public works staff for their hard work and thanked Eric for the very detailed presentation.

DISCUSSION ITEMS

1. Public Hearing of CDBG Grant Funds and Potential Re-Application for Proposed Senior Center and Potential Services

Economic Development/Housing Manager Dan Maguire gave an overview.

Mayor Biasi opened the public hearing at 7:02 p.m. Karen May, 100 Caselli Ct., asked about the capacity of the great room. Mr. Maguire said he would provide that information to her. Mayor Biasi closed the public hearing at 7:03 p.m.

Mayor Pro Tem Cowan said this project has been at the top of the list for several years and is anxious to see it finally happen and Mayor Biasi agreed. Mr. Maguire confirmed documents for the apartment portion of the project will be signed on Thursday, 12/19 and they hope to pull permits on Friday, 12/20.

2. 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 Approving 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 Dowsnell gave an overview.

Mayor Biasi opened the public hearing at 7:10 p.m. Kal Takkar of Crown Communities addressed Council's previous issues and questions and said this development provides the opportunity for young families to purchase their first home. Mayor Biasi closed the public hearing at 7:26 p.m.

Mr. Takkar and the Council discussed several aspects of the Conditions of Approval and City Attorney Walsh said the Conditions of Approval may be modified, but the direction by Council must be clear. Mayor Biasi summarized the requested modifications: move back the chain-link fence along the west side of the LDS Church property, add a sidewalk and retaining wall along that same area, install a curb cut and take care of any drainage issues before grading starts.

Motion by Mayor Pro Tem Cowan, second by Council Member Neu to approve staff recommendation for approval of the project, adding to Condition #23 on the East side of the North/South entrance adjacent to the LDS property have an acceptable walking surface per City Staff and City Engineer 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

3. RFP for Water and Sewer Rate Study

Director of Financial Management Shelly Gunby gave an overview. City Attorney Walsh said under Prop. 218, the City is required to complete a rate study. Ms. Gunby said the results of the RFP will come back to Council by June 30th for approval, adding the rates may not change, but they need to be reviewed to insure their accuracy.

Motion by Council Member Loren, second by Mayor Pro Tem Cowan to approve staff recommendation to issue the RFP, receive and review the responses to the RFP, direct staff to interview consultants responding to the RFP, and bring forward a recommendation to Council 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

4. EcoGreen Solutions for Energy Efficiency Program Implementation

Environmental Services Manager Carol Scianna gave an overview and said after Eco Green conducted an energy efficiency analysis, City Hall and the Community Center qualified for the program that includes a budget within \$5,000-\$250,000 with a 10-year payback period. Based on estimates, the energy savings will offset the loan costs.

Lee Knowles from Eco Green said PG&E provides incentives for these zero-interest loans on a first come, first serve basis with zero up-front costs.

Dave Springer, 200 Madrone Ct., said he has replaced his home with LEDs and added that this is a great program.

Mayor Pro Tem Cowan said when purchased from a reputable company, LEDs may cost a little more, but they will last longer and will include a warranty. Council Member Loren thanked Carol for bringing innovative and eco-friendly ideas to the City.

Motion by Mayor Pro Tem Cowan, second by Council Member Neu to approve the lighting upgrade project with Eco Green Solutions and subsequent loan agreement with PG&E, which will finance the lighting upgrade installation projects at City Hall and the Community Center. 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. Establishing Climate Action Plan Development Board

Civic Spark Fellow Chris Flores gave an overview and said the vision for the committee has been reconstructed and redeveloped to create the Climate Action Plan Development Board. The scope was changed to focus more on developing and planning the Climate Action Plan on a short-term basis and incorporate purpose into the plan.

Council discussed with Mr. Flores the application process for applicants, the inclusion of a Council liaison, the number of voting Board members, and the challenge of finding youth members to participate. Mr. Flores confirmed his tenure would last through July 2020 and anticipates being present through the end of the project.

Kate Laddish, 400 Morgan St., thanked Council and Mr. Flores and said she appreciated all of the work he has done. Ms. Laddish said she would like to see a defined timeline that is project specific and have membership defined as much as possible. She also stated it may be difficult to have a quorum if more than five board members are appointed. In looking ahead to the finalization of the Climate Action Plan, Ms. Laddish asked who would determine the path if there are differences of opinion and asked if this could dovetail with the SB2 grant.

Dave Springer, 200 Madrone Ct., said he would like to volunteer, whether it's as a board member or not, and thanked Council for moving forward on this worthwhile effort. Mayor Biasi suggested meeting dates and times can be determined once the board is formed, and also suggested the board should consist of 5 voting members and 1 student member.

Motion by Mayor Pro Tem Cowan, second by Council Member Neu to approve staff recommendation with the suggested changes by Mayor Biasi. City Attorney Walsh asked for clarification regarding the student member, who will be included on the board but will not be a voting member and a Council Member, who will be included as a liaison but will not be a voting member. Mr. Flores suggested the youth member should become a voting member when it reaches commission level. City Attorney Walsh said in terms of a quorum, it will be based on three voting members. Council will also determine whether the youth member will be high school or college age once applications are received. 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. Animal Services Agreement

City Manager Donlevy gave an overview of the agreement between Yolo County and the City of Winters for animal control services, which was approved at the Board of Supervisors meeting on 12/17/19. The existing animal shelter is an issue and needs to be replaced, but that's a big-ticket item. Private groups are interested in participating and are more than willing to raise funds and help with financing, so they deserve a seat at the table.

Motion by Council Member Neu, second by Council Member Loren to approve the agreement between the County of Yolo and the City of Winters for Animal Control 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

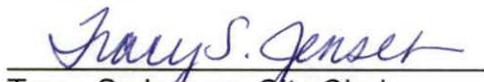
CITY MANAGER REPORT: A draft of the active projects list has been provided to Council in person and via email, requesting their input about the projects that they're working on, including highlights of the boards and commissions that they sit on. The Senior Commission on Aging recently held their second meeting; they are a well-organized group focusing and positioning themselves on the low hanging fruit. The January 21st City Council meeting will be joint workshop with the Planning Commission to discuss community outreach and what avenues we can take to reach all of the groups in town.

ADJOURNMENT: Mayor Biasi adjourned the last meeting of the year and the last meeting of the decade at 8:45 p.m.



Bill Biasi, MAYOR

ATTEST:



Tracy S. Jensen, City Clerk