



Winters City Council Meeting  
City Council Chambers  
318 First Street  
Tuesday, March 17, 2020  
6:30 p.m.  
**AGENDA**

*Members of the City Council*

*Bill Biasi, Mayor  
Wade Cowan, Mayor Pro-Tempore  
Harold Anderson  
Jesse Loren  
Pierre Neu*

*John W. Donlevy, Jr., City Manager  
Ethan Walsh, City Attorney  
Tracy Jensen, City Clerk*

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PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Councilmembers. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

COUNCIL/STAFF COMMENTS

PUBLIC COMMENTS

At this time, any member of the public may address the City Council on matters, which are not listed on this agenda. Citizens should reserve their comments for matter listed on this agenda at the time the item is considered by the Council. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

### CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support and may be enacted by the City Council in one motion in the form listed below. There will be no separate discussion of these items. However, before the City Council votes on the motion to adopt, members of the City Council, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Items(s) removed will be discussed later in the meeting as time permits.

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, March 3, 2020 (pp. 4-8)
- B. Annual Housing Element Progress Report (pp. 9-20)
- C. Climate Action Development Board Membership Appointments (pp. 21)
- D. Resolution 2020-13, a Resolution of the City Council of the City of Winters Rescinding Resolution 2020-05, Approving a 2019-2020 Budget Adjustment of \$90,000 for the Yolo County Housing (YCH) El Rio Villa Lift Station Emergency Generator and Lighting Project (pp. 22-27)
- E. Request for Council Liaison by Members of the Winters Senior Commission on Aging (pp. 28)
- F. Street Closure Request and Amplified Sound Permit for the "Hugs for Holden" Memorial Car and Motorcycle Show (pp. 29-34)

PRESENTATIONS: None

### DISCUSSION ITEMS

- 1. Walnut Lane 10 – Proposed Affordable Housing Plan (pp. 35-42)
- 2. Authorization to Enter into a Contract with Lechowicz + Tseng Municipal Consultants for Water and Sewer Rate Study (pp. 43-80)
- 3. 2018-2019 Comprehensive Annual Financial Report (CAFR) (pp. 81-249)
- 4. Historic Preservation Policy – Planning Commission Assignment (pp. 250-251)

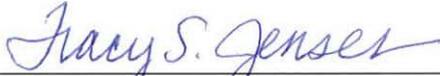
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### CITY MANAGER REPORT

### INFORMATION ONLY

### ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the March 17, 2020 regular meeting of the Winters City Council was posted on the City of Winters website at [www.cityofwinters.org](http://www.cityofwinters.org) and Councilmembers were notified via e-mail of its' availability. A copy of the foregoing agenda was also posted on the outside public bulletin board at City Hall, 318 First Street on March 12, 2020, and made available to the public during normal business hours.



Tracy S. Jensen, City Clerk

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*Staff recommendations are guidelines to the City Council. On any item, the Council may take action, which varies from that recommended by staff.*

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*City Hall – Finance Office - 318 First Street*

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Minutes of the Regular Meeting of the Winters City Council  
Held on March 3, 2020

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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,  
Police Chief John Miller, Fire Chief Brad Lopez, Director of  
Financial Management Shelly Gunby, Building Official Gene  
Ashdown, City Clerk Tracy Jensen

Police Chief John Miller led the Pledge of Allegiance.

Approval of Agenda: City Manager Donlevy requested an urgency item be added to the consent portion of the agenda, a Special Event Application for a 5k run scheduled for March 14<sup>th</sup>. City Attorney Walsh said after the posting of an agenda, the Council may vote to add an item if a determination is made of an immediate need. This action would require a 2/3 vote, or approval by at least 4 of the 5 Council members. Motion by Council Member Loren, second by Council Member Neu to add the urgency item to 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

Motion by Council Member Loren, second by Mayor Pro Tem Cowan to approve the Consent Calendar with the addition of the urgency item. 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 St., thanked Council for their service. On behalf of the Winters Senior Foundation, she reported their 5<sup>th</sup> Annual Spring Luncheon will be held on Wednesday, March 18 at 11:30 at the Winters Community Center for seniors 55 and older. The Rickety Ramblers will be providing live music and Jenny Tan will be there representing the 2020 Census. In addition to Mayor Pro Tem Cowan's clam chowder and Council Member Loren's special soup, a variety of soups, salads, chili, and homemade cookies will be available.

Bob Polkinghorn, 842 Walnut Lane, said he was representing 200-300 people from the Keep Winters Winters (KWW) organization. Tomorrow he will submit an initiative for the November 3<sup>rd</sup> ballot and if the initiative passes, it will amend the City's General Plan and establish an urban growth line. Any proposed development beyond the urban growth line would require a vote of the citizens of Winters. Mr. Polkinghorn said this is not a no-growth initiative but would provide citizens the opportunity to make a choice of future expansion of the City. The initiative is being filed for three reasons: collective voices have not mattered; a vision and plan of this magnitude should involve citizen consent; and the initiative, if passed, will provide a new and better process to plan together. KWW supports the need for housing and affordable housing and are willing to work to make it happen.

Patty Rominger, 23756 Co. Rd. 89, said Winters is and has been an ag town and wants to keep the ag in agriculture and preserve precious farmland. Actions speak louder than words and doubling the size of Winters will change the character of Winters.

Peter Spahr, 105 Riverview Ct., thanked Council for their service and said today is Super Tuesday, democracy in action. Keep Winters Winters is asking for democracy in action. If it's good enough to elect a future president, it should be good enough for us.

Rebecca Fridae, 112 Liwai Village Ct., said she has tripped and fallen several times due to bad sidewalks. She said the City has repaired some of the sidewalks, but asked Council to direct staff to repair the remaining sidewalks.

Craig McNamara, 9264 Boyce Rd., said he has lived in Winters for 40 years and asked what makes our community so unique, so special. In addition to the bounty of farmland, the incredible watershed of Putah Creek, and the beauty of the Berryessa Hills, it's the community. It's the people and the history of Winters that brings us all together. He said he believes in what Keep Winters Winters is doing. He started the orderly growth committee in Solano County and said this is what we want. He asked Council to listen to the community, its stewards and the

voices that are leading the initiative, added that he is proud to be a part of it and said let's Keep Winters Winters.

Kate Laddish, 400 Morgan, said hooray for the swimming pool! Adult Lap Swim kicked off the 2020 swim season on Monday, March 2<sup>nd</sup> (M-F, 6-8pm, S-S, 9-11am, \$50/monthly pass or \$5/day.) Swim passes are available in the Finance Department at City Hall. A big thank you to Diana Tafolla, who put in a lot of work to get the pool opened. She also thanked the pool staff, Council Member Pierre Neu, the public works staff for putting in a lot of work to prepare the pool and for installing new LED deck lights, lap swimmers Federica Beatrice and Sally Brown, and all who have been involved in the re-opening of the pool. Kate reported that despite the high winds, there were nine lap swimmers on Monday and almost as many tonight.

### CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, February 18, 2020
- B. Street Closure Request and Amplified Sound Permit for the Monthly Classic Car Show Sponsored by the Buckhorn Steakhouse
- C. Reclassification of Records Clerk I to Records Clerk II
- D. Approval of Part-Time Records Clerk I Position
- E. Authorization to Issue RFP for Municipal Banking Services
- F. Special Event Application and Street Closure Request for the Pi Day 5K (or 3.14 Mile Run) Scheduled for March 14<sup>th</sup>

City Manager Donlevy gave an overview and said the Special Event Application was added as Consent Item F during agenda approval. Mayor Biasi clarified the reclassification and approval of the Records Clerk positions are part of the City's succession planning and job succession process to replace job duties of those who will be retiring soon.

Council Member Anderson recused himself from Item B due to the proximity of his property to the location of this event. Motion by Mayor Pro Tem Cowan, second by Council Member Neu to approve Consent Items A and C-F. 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 Neu to approve Consent Item B. 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

### PRESENTATIONS

Armond Sarkis gave a Power Point presentation and said he has been the Risk Manager for YCPARMIA (Yolo County Public Agency Risk Management Insurance Authority) since April, 2019 and said he will do the best for the collective benefit of the members in the risk pool.

Council Member Loren thanked Armond for giving such a thorough presentation. Mayor Biasi also thanked Armond for the presentation and said he is thankful for the risk pool. Armond said City Manager Donlevy and HR Manager Crystal Zaragoza serve as board members and he appreciates their service.

### DISCUSSION ITEMS

1. None

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CITY MANAGER REPORT: The treasurer and investment reports included in this agenda packet are good news. Budget estimates were made and we are hitting our marks. The revenues are not overflowing but we are hitting our economic indicators.

The SWRCB (State Water Resources Control Board) met today and Hexavalent Chromium 6 (CR6) is their #1 topic. The Economic White Paper came out and a rebuttal will be given. Treatment methods could cost between \$25-\$40 million dollars, which would cripple us from an economic standpoint and would completely lock up our financing. The overall impact to California could be \$2 billion dollars. The regulator said an alternative treatment method, stannous chloride, would not be allowed even as a pilot program. Arguments need to be made to the regulators, and mostly to the board, to come up with an economical option of how to deal with this.

Working on a Planning Projects List, including SB2, Housing Element, Climate Action Plan. Will bring a work plan to Council and the Planning Commission.

The Rails to Trails program, an offshoot of the California Trails Foundation, was a collaborative effort between the State of California and private citizens for better pedestrian orientation. The City's first project was the Railroad Trestle Bridge. The first option was to take it down, then Tony Look stepped up and

donated \$10,000. Unfortunately, Tony Look passed away months before the Trestle Bridge Project was completed in 2006. Tony's name can be found on the plaque at the entrance to the bridge. Rails to Trails continues to be huge throughout the State.

INFORMATION ONLY

1. December 2019 Treasurer Report
2. December 2019 Investment Report
3. January 2020 Treasurer Report
4. January 2020 Investment Report

ADJOURNMENT: Mayor Biasi thanked the City Manager for all he does for the City. In addition to everything else he has going on, the City Manager is representing Winters and other small towns like ours who will be severely affected by this CR6 issue. The cost to small communities will be huge. Mayor Biasi then adjourned the meeting at 7:37 p.m.

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Bill Biasi, MAYOR

ATTEST:

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Tracy S. Jensen, City Clerk



**CITY COUNCIL  
STAFF REPORT**

**TO:** Honorable Mayor and Council members  
**DATE:** March 17, 2020  
**THROUGH:** John W. Donlevy, Jr., City Manager *JD*  
**FROM:** Dan Maguire, Economic Development and Housing Manager *DM*  
**SUBJECT:** Receive from the Successor Housing Agency the Annual Housing Element Progress Report to Legislative Body, Governor's Office of Planning and Research and State Department of Housing and Community Development Department for the Calendar Year Ending December 31, 2019

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**RECOMMENDATIONS:**

Receive the Staff report regarding the Annual Housing Element Progress Report ("APR") for the Calendar Year ending December 31, 2019 to the Legislative Body, the State Department of Housing and Community Development, and the Governor's Office of Planning and Research.

**BACKGROUND:**

Government Code Section 65400 establishes the requirement that each city, county, or city and county planning agency prepare an annual report on the housing element of the general plan and progress in its implementation using forms and definitions adopted by the Department of Housing and Community Development. The forms are to be used for reporting on the status of the housing element and implements Sections 6200, 6201, and 6203 of the Department of Housing and Community Development California Code of Regulations, Title 25, Division 1, Chapter 6.5.

**FISCAL IMPACTS:**

None by this action

**ATTACHMENTS:**

2019 Housing Element Annual Progress Report ("APR")

## 2019 WINTERS Housing Element Annual Progress Report

### General Information

<b>First Name</b>	Dan	<b>Street Address</b>	318 First Street	<b>Phone</b>	5307946718
<b>Last Name</b>	Maguire	<b>City</b>	Winters	<b>Email</b>	daniel.maguire@cityofwinters.org
<b>Title</b>	Economic Development & Housing Manager	<b>Zip Code</b>	95694		

Comments: Include any additional information or explanation for the information provided in the following tables.

## 2019 WINTERS Housing Element Annual Progress Report

**TABLE A - Housing Development Applications Submitted**

**Unit Information**

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
030-220-034	TBD	0	0	0	0	0	0	18	18	18	0
003-392-006	740 Apricot Ave.	0	0	0	0	0	0	1	1	1	0
003-242-019	109 Wolfskill Street	0	0	0	0	0	0	1	1	1	0
<b>Totals</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>0</b>

**Project Information**

Project Identifier					Unit Types				
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Notes
030-220-034	030-220-034	TBD	Shandala Estates		SFD	Owner	08/01/2019	No	approved 12/10/2019
003-392-006	003-392-006	740 Apricot Ave.	Olive Grove		SFD	Owner	10/03/2019	No	approved 12/10/2019
003-242-019	003-242-019	109 Wolfskill Street	Don Lewis		SFD	Owner	11/06/2019	No	approved 12/10/2019





## 2019 WINTERS Housing Element Annual Progress Report

### TABLE B - Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Year 1 - 2013	Year 2 - 2014	Year 3 - 2015	Year 4 - 2016	Year 5 - 2017	Year 6 - 2018	Year 7 - 2019	Year 8 - 2020	Year 9 - 2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	76	Deed restricted	0	0	0	0	0	0	47	0	0	47	29
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Low	54	Deed restricted	0	0	0	0	0	0	15	0	0	15	39
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Moderate	59	Deed restricted	0	0	0	0	0	0	2	0	0	10	49
		Non-Restricted	1	0	0	7	0	0	0	0	0		
Above Moderate	130		0	0	32	26	11	36	69	0	0	174	0
<b>Total Units</b>			<b>1</b>	<b>0</b>	<b>32</b>	<b>33</b>	<b>11</b>	<b>36</b>	<b>133</b>	<b>0</b>	<b>0</b>	<b>246</b>	
<b>Total RHNA</b>	<b>319</b>		<b>Total Remaining Need for RHNA Period</b>									<b>73</b>	

\*Note: Units serving extremely low-income households are included in the very low-income permitted units totals

**2019 WINTERS Housing Element Annual Progress Report**

**TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need**

No Data Available

## 2019 WINTERS Housing Element Annual Progress Report

### TABLE D - Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description			
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
Affordable Housing Steering Committee	Maintain AHSC review of housing policy matters, including requests for financial support.	Ongoing	AHSC met numerous times throughout 2019 (6/13, 8/22, 10/29) to discuss Affordable Housing Plans for the 54 lot Walnut Lane 10 project and the 209 lot Farmstead project. The AHSC also discussed the Neighborworks 24 lot self-help homeownership project, with a unanimous recommendation in favor of City Council approval for the Walnut Lane Affordable Housing Plan, the Farmstead Affordable Housing Plan and the NeighborWorks self-help project
Inclusionary Housing Ordinance	Continue to implement IHO	Ongoing	No activity during this APR period
Manufactured Homes	Continue to permit in all SFR zones	Ongoing	No activity during this APR period
Duplexes on corner lots	Continue to allow as permitted use	Ongoing	Affordable Housing Steering Committee recommended approval of the Walnut Lane 10 Affordable Housing Plan, which includes one duplex corner lot with that proposed duplex stipulated to be affordably restricted to moderate income households
Emergency Shelters	Permit in R3,R4 C2 & PQP zones without a conditional use permit (CUP)	Ongoing	No activity during APR period (no application for an emergency shelter)
Project Density in highest density zoning	Encourage development in upper 1/4 of density range for R3 & R4 zoning	Ongoing	No activity during APR period (no application for project entitlements in medium high-density zone [R3] or high-density [R4] zoning )
Affordable Housing Developer Assistance	Assist developers with the construction of affordable housing	Ongoing	On April 16, 2019, City Council approved Resolution 2019-10 approving a reduction in City Impact Fees (\$100,000) to the Blue Mountain Terrace project (63 affordable restricted senior multi-family), with that reduction resulting in a reduction in Capital Impact fees from Yolo County (\$100,000)
State & Federal funding sources	Advertise to developers and other interested parties	Ongoing	No activity during this APR period
Housing Rehabilitation	Provide housing rehabilitation assistance	Ongoing	No activity during this APR period
Mixed use development	Encourage mixed use residential and commercial development in Central Business District etc.	Ongoing	No activity during this APR period; however, City staff has discussed with potential applicants

Energy conservation and Solar energy use	Promote energy conservation and encourage use of solar energy	Ongoing	City continues to implement State-building standards (Title 24) and continues to promote solar energy in residential developments
Housing Choice Vouchers	Work with Yolo County Housing (YCH) on its administration of Section 8 Housing Voucher rental assistance program	Ongoing	No activity during this APR period
Yolo County HPAC	Continue agreement to work with the Yolo County HPAC	Ongoing	City staff participates in HPAC (Homeless & Poverty Action Coalition) meetings on an ongoing basis
Equal Opportunity	Continue to promote Equal Opportunity	Ongoing	Continue to promote by placing printed information at City Hall and the Winters Library. No fair housing complaints received during the 2019 APR period
Local Builders	Require that 10% of the lots in residential subdivisions of 20 or more lots be marketed to local builders	Ongoing	Requirement is in full force on all approved residential subdivisions as specified in those Development Agreements
At Risk affordable multi-family developments	Assist entities seeking to acquire and maintain housing developments that could convert to market rate housing	Ongoing	No activity during this APR period
Design Review Committee	Convene the DRC to expedite processing and approval of residential projects	Ongoing	DRC reviewed the design elements of the LDS (Crowne Communities) project on 10/3/2019
In Lieu Fee	Revise In Lieu Fee Ordinance	12/1/14	In lieu fees for low and very low obligation from IHO Ordinance proposed by developers for the Walnut Lane 10 and the Farmstead projects, with approval recommended by Affordable Housing Steering Committee
Universal Design Features	Require that at least 5% or higher UDF in all new residential subdivisions	Ongoing	Implemented UDF requirement in conjunction with the 18 lot LDS project (Crowne Development)
Homeowner training	Ensure pre and post purchase counseling for all participants in the City's homeownership based housing programs	Ongoing	No new affordable homeownership during the APR period except for moderate income resale units which only require income certification, not participation in homeowner training
Housing variety	Implement Zoning Ordinance provisions to provide a variety of housing types	Ongoing	Three new second units (ADU) applied for, approved and permitted during the APR period, with two ADU units receiving finals/certificates of Occupancy (with one of those ADUs issued their permit in 2018).
Reasonable Accommodations	Continue to implement written procedures for requests for reasonable accommodations for persons with disabilities seeking equal access to housing	Ongoing	No activity during this APR period

**2019 WINTERS Housing Element Annual Progress Report**

**TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7**

No Data Available

## 2019 WINTERS Housing Element Annual Progress Report

**TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)**

Activity Type	Affordability by Household Incomes			Total Units	Description of Activity
	Extremely Low-Income	Very Low-Income	Low-Income		
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
<b>Total Units by Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

<b>Jurisdiction</b>	Winters	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	47
	Non-Deed Restricted	0
Low	Deed Restricted	15
	Non-Deed Restricted	0
Moderate	Deed Restricted	2
	Non-Deed Restricted	0
Above Moderate		69
<b>Total Units</b>		<b>133</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	20
Total Housing Units Approved:	20
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas



## STAFF REPORT

**TO:** Honorable Mayor and Council Members  
**DATE:** March 17th, 2020  
**THROUGH:** John W. Donlevy, Jr., City Manager   
**FROM:** Christopher Flores, CivicSpark Climate Fellow  
**SUBJECT:** CAP Development Board – Appointment Recommendations

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### RECOMMENDATION

Fellows recommends Council review and approve the persons below as Board members of the Winters Climate Action Plan Development Board.

### BACKGROUND:

Following the Winters City Council's decision to establish the Climate Action Plan (CAP) Development Board on December 17<sup>th</sup> 2019, five (5) appointed members are to be selected by Council to serve on the Board for a term of six (6) months.

Applications for membership consideration were received through Monday, February 3<sup>rd</sup>, 2020. At the February 18<sup>th</sup> City Council meeting, Councilmembers Loren and Neu volunteered to conduct interviews and recommend five (5) persons for appointment. The recommended persons to serve on the Board, including one alternate member, are as follows:

- Gar House
- Jennifer Urquart
- Ken Britten
- Sam Warren
- Kelly Linville
- Shawn Yarnes, Alternate

### FISCAL IMPACT:

None.



CITY COUNCIL  
STAFF REPORT

**TO:** Honorable Mayor and Councilmembers  
**DATE:** March 17, 2020  
**THROUGH:** John W. Donlevy, Jr., City Manager   
**FROM:** Eric Lucero, Public Works Superintendent  
**SUBJECT:** Resolution 2020-13, Rescinding Resolution 2020-05, for a 2019-2020 Budget Adjustment in the Amount Not to Exceed \$90,000 for the Yolo County Housing (YCH) El Rio Villa Sewer Lift Station Emergency Generator and Lighting Project

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**RECOMMENDATION:** Authorize City Manager to direct City staff to purchase and install an emergency generator and light for the El Rio Villa Sewer Lift Station. Approve Resolution 2020-13 for a Budget Adjustment of \$90,000 for 2019-2020 budget cycle, and rescind Resolution 2020-05 that previously authorized an \$80,000 Budget Adjustment.

**BACKGROUND:** On January 21, the City Council of the City of Winters adopted Resolution 2020-05, amending the City of Winters 2018-2019/2019-2020 adopted operating budget in the amount of \$80,000 to install an emergency generator and light at the El Rio Villa sewer lift station. After reviewing the original proposal, staff noticed that it had not been estimated at prevailing wage. Attached is the cost of the equipment and the estimated labor cost at prevailing wage. Also attached is the previous staff report and Resolution 2020-05.

**FISCAL IMPACT:** \$90,000 funded through the Yolo Housing Operation Costs. A budget adjustment, (Resolution 2020-13) is required.

Attachment:  
Resolution 2020-13  
Proposal and Invoice from Ample Electric  
Resolution 2020-05 & 1/21/2020 Staff Report

**Resolution No. 2020-13**

**A Resolution of the City Council of the City of Winters Rescinding Resolution 2020-05 and Amending the City of Winters 2018-2019/2019-2020 Adopted Operating Budget**

WHEREAS, On June 19, 2018 the City Council of the City of Winters adopted operating budget for Fiscal Year 2018-2019 and 2019-2020; and

WHEREAS, expenditures for items not included in the budget are required; and

WHEREAS, the original proposal for the Emergency Generator and Lighting Project for the Yolo County Housing El Rio Villa Sewer Lift Station was not estimated at prevailing wage, thus increasing the budgeted expenditures from \$80,000 to \$90,000; and

WHEREAS, Resolution 2020-05, adopted on January 21, 2020, has been rescinded and replaced by Resolution 2020-13; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Winters that the adopted operating budget for fiscal year 2019-2020 be amended as follows:

Section 1: Increase budgeted expenditures in the following funds and accounts for fiscal year 2019-2020 from Yolo Housing Operation Costs of \$90,000 to fund expenditures for this budget cycle for the Yolo County Housing El Rio Villa Sewer Lift station Emergency Generator and Lighting Project:

a. 621-27001                      \$90,000

PASSED AND ADOPTED by the City Council, City of Winters, this 17th day of March 2020 by the following vote:

AYES:

NOES:

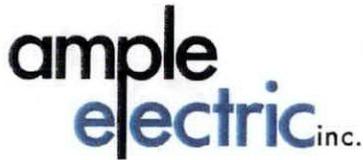
ABSTAIN:

ABSENT:

\_\_\_\_\_  
Bill Biasi, MAYOR

ATTEST:

\_\_\_\_\_  
Tracy Jensen, City Clerk



PO Box 456  
Winters, CA 95694

Lic.# 807298

Phone # 530-795-9913  
Fax # 530-795-9951  
E-MAIL [jdiaz@ampleelectricinc.com](mailto:jdiaz@ampleelectricinc.com)

Physical Location 1000 Railroad Ave  
Winters CA 95694

Date	Invoice #
3/10/2020	6450

**Bill To:**

City of Winters  
Attn: Public Works  
318 First Street  
Winters, CA 95694

P.O. No.	Terms	Due Date	Job Number		
	Due Upon Rec...	4/9/2020	20028		
Description	Qty	Rate	Amount		
Material purchase for the Yolo County Housing Authority sewage lift station located on Owings Drive.					
Provided generator shall be a stationary pad mounted Generac standby duty 80Kw, 120/240 volt, 3 Phase, 4 wire, 60 hertz, 1800 RPM with a 305 Gallon 48 hour tank at full load. Built in battery charger. 2 year manufacturers warranty. 1 year manufacturers warranty on ATS.	1	47,500.00	47,500.00		
Provided materials to install one exterior 16'-0" pole light on 24"x4'-0" deep concrete base. Luminaire will be Cree Lighting OSQ series.	1	5,000.00	5,000.00		
Exclusions; Air quality permit fees and compliance are excluded. local air quality authorities may require a health risk study or environmental quality assessment. The costs for any health risk study or environmental quality assessments are not included in this price. Cost does not include a particulate matter filter. No additional vibration isolation provided other than built in isolation. No diesel fuel provided under this proposal.					

PLEASE MAIL PAYMENT TO: P.O. BOX 456 WINTERS CA 95694. Finance Charges incurred after 30 days.

<b>Total</b>	\$52,500.00
<b>Credits</b>	\$0.00
<b>Balance Due</b>	\$52,500.00

**ample electric inc.** PO Box 456  
Winters, CA 95694

Phone # 530-795-9913  
Fax # 530-795-9951

E-mail [jdiaz@ampleelectricinc.com](mailto:jdiaz@ampleelectricinc.com)

**Lic.# 807298**

Date	Estimate #
3/10/2020	13426

# Proposal

City of Winters  
Attn: Public Works  
318 First Street  
Winters, CA 95694

Project
20028- Yolo E...

Description	Qty	Rate	Total
Thank you for the opportunity to provide a proposal for the requested electrical labor scope of work at the Yolo County Housing Authority sewage lift station back-up generator Located on Owings Drive.			
We will provide sufficient manpower to install one new Generac diesel 80KW 120/240V 3PH 4 wire standby generator and one new 200Amp automatic transfer switch. We will include concrete house keeping pad. We will install the automatic transfer switch mounted on a new backboard. We will provide all necessary connections for a complete working back up generator system..		0.00	0.00
We will provide labor to install one exterior 16'-0" pole light on 24"x4'-0" deep concrete base.		0.00	0.00
All materials are excluded from this price. The labor rates for the work listed above are prevailing wage rates.		33,360.00	33,360.00

<b>Total</b>	<b>\$33,360.00</b>
--------------	--------------------

Sign below to accept this proposal and the contract terms

Signature \_\_\_\_\_

Date \_\_\_\_\_



CITY COUNCIL  
STAFF REPORT

**TO:** Honorable Mayor and Councilmembers  
**DATE:** January 21, 2020  
**THROUGH:** John W. Donlevy, Jr., City Manager  
**FROM:** Eric Lucero, Public Works Superintendent  
**SUBJECT:** Yolo County Housing (YCH) El Rio Villa Sewer Lift Station Emergency Generator and Lighting Project in the amount not to Exceed \$80,000, and Resolution 2020-05 for 2019-2020 Budget Adjustment

---

**RECOMMENDATION:** Authorize City Manager to direct City staff to purchase and install an emergency generator and light for the El Rio Villa Sewer Lift Station. Approve Resolution 2020-05 for a Budget Adjustment of \$80,000 for 2019-2020 budget cycle.

**BACKGROUND:** Through the MOU (which was recently updated and approved by Council), between the City of Winters and Yolo County Housing, YCH contributes into the (Yolo Housing Operation Costs) fund each year for O&M and capital projects towards the sewer lift station. As a part of the capital improvements in 2017 City staff had new pumps and a new control system installed. Currently there is no emergency back up generator or lighting on site which means in an outage City staff must bring in a portable generator usually in the dark in order to continue pump operations and avoid an influent overflow. The purchase of a permanent generator and lighting will provide safer, more reliable and efficient operations.

**FISCAL IMPACT:** \$80,000 funded through the Yolo Housing Operation Costs. A budget adjustment, (Resolution 2020-05) is required.

Attachment:  
Resolution 2020-05  
Proposal from Ample Electric

Resolution No. 2020-05

**A Resolution of the City Council of the City of Winters Amending the City of Winters 2018-2019/2019-2020 Adopted Operating Budget**

**WHEREAS**, On June 19, 2018 the City Council of the City of Winters adopted operating budget for Fiscal Year 2018-2019, and 2019-2020; and

**WHEREAS**, expenditures for items not included in the budget are required;

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Winters that the adopted operating budget for fiscal year 2019-2020 be amended as follows:

**Section 1:** Increase budgeted expenditures in the following funds and accounts for fiscal year 2019-2020 from Yolo Housing Operation Costs of \$80,000 to fund expenditures for this budget cycle for the Yolo County Housing El Rio Villa Sewer Lift station Emergency Generator and Lighting Project:

a. 621-27001                      \$80,000

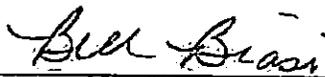
**PASSED AND ADOPTED** by the City Council, City of Winters, this 21st day of January 2020 by the following vote:

**AYES:** Council Members Anderson, Loren, Neu, Mayor Pro Tem Cowan, Mayor Biasi

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

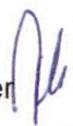
  
\_\_\_\_\_  
Bill Biasi, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Tracy Jensen, CITY CLERK



**CITY COUNCIL  
STAFF REPORT**

**TO:** Honorable Mayor and Councilmembers  
**DATE:** March 17, 2020  
**THROUGH:** John W. Donlevy, Jr., City Manager   
**FROM:** Tracy S. Jensen, Records and Information Manager/City Clerk  
**SUBJECT:** Council Liaison for the Winters Senior Commission on Aging

---

**RECOMMENDATION:** The members of the Winters Senior Commission on Aging are requesting one Council Member to act as the Council liaison for the Winters Senior Commission on Aging.

**BACKGROUND:** At the recommendation of Jim Provenza, Yolo County Board of Supervisors and Chairman of the Yolo County Commission on Aging and Adult Services, the Winters Senior Commission on Aging is requesting the assignment of an official liaison between the Winter's City Council and the Winters Senior Commission on Aging in addition the City staff liaison. This practice exists between the cities of Davis, West Sacramento and Woodland, and their respective Commissions on Aging. The Winters Senior Commission on Aging views this practice as a beneficial communication channel between the City leaders and our Commission.

**FISCAL IMPACT:** None

**ATTACHMENTS:** None



**CITY COUNCIL  
STAFF REPORT**

**TO:** Honorable Mayor and Councilmembers  
**DATE :** March 17, 2020  
**THROUGH:** John W. Donlevy, Jr., City Manager   
**FROM:** Tracy S. Jensen, Records & Information Manager  
**SUBJECT:** Street Closure Request and Amplified Sound Permit for the “Hugs for Holden” Memorial Car and Motorcycle Show

---

**RECOMMENDATION:**

Staff recommends the approval of the Request for Street Closure of Main Street & East Main Street between First Street and Elliot Street to allow for “Hugs for Holden” Memorial Car and Motorcycle Show to be held on Sunday, August 2, 2020 from 10:00am to 2:00pm.

**BACKGROUND:**

The “Hugs for Holden” Memorial Car and Motorcycle Show is a family-friendly fundraising event to raise money for scholarships for Winters High School graduates. The event is scheduled from 10:00am – 2:00pm and will include music, an auction, and prize drawings. The requested time of street closure will begin at 7:00am to allow for set up.

This event allows visitors and community members to come and support this scholarship fundraiser in remembrance of Winters High School graduate Holden Philbrook. They will also be able to enjoy downtown Winters while strolling up and down Main Street, viewing the restored automobiles and motorcycles on display. As per the City’s Street Closure Ordinance, this request requires Council approval of identified streets on the attached form.

City staff will provide the recommended barricades prior to the event. The organizer of the event, Tecera Philbrook, will be responsible for posting closure notification on all affected streets a minimum of 24 hours prior to the scheduled closures.

**FISCAL IMPACT:** TBD (barricade placement)



## City of Winters Request for Street Closure

This application is for citizens or groups that have occasion to request that streets be temporarily closed for such things as bicycle races, running contests, block parties and other such events requiring the re-routing of traffic. If amplified sound will be used during this event, an additional permit is required. If this event includes a parade, a parade permit application is also required.

A request to close streets shall be filed with the Police and Public Works Department at least ten (10) business days prior to the date the street would be closed.

There shall be no closure of the following streets without council approval:

- |                 |                     |
|-----------------|---------------------|
| 1. Main Street  | 4. Valley Oak Drive |
| 2. Railroad Ave | 5. Abbey Street     |
| 3. Grant Avenue |                     |

Requests to close the streets herein listed shall be submitted at least thirty (30) business days prior to the street closure.

Requests for street closures that are not submitted by the minimum time lines may be granted only by the Winters City Council.

Name: <u>Tecera Philbrook</u>	Organization: <u>Hugs From Holden</u>
Address: <u>946 Ireland St.</u>	Mailing Address: <u>946 Ireland Street</u>
Telephone: <u>(707) 301-0479</u>	Today's Date: <u>2.18.2020</u>
Streets Requested: <u>Main Street between Elliot and 1st Streets</u>	
Date of Street Closure: <u>8.2.2020</u>	Time of Street Closure: <u>7 AM - 2 PM</u>
Description of Activity: <u>Holden Memorial Car and Motorcycle Show, family friendly event, music by DJ, auction, prize drawings</u>	
Services Requested of City: <u>barricades</u>	

The undersigned, as the representative for the organization listed, agrees to take full responsibility for use of City premises and all individuals/parties/organizations participating in this event will hold the City of Winters, its employees, agents, volunteers and any other person, firm or corporation charged or chargeable with responsibility or liability, free and harmless from any and all claims, demands, damages, costs, expenses, loss of service, action and causes of action by any person or persons, for injuries to persons or loss or damages to property occasioned by or in connection with the use of the facilities, equipment or premises caused by any source whatsoever. I understand that it is unlawful to conduct any activity in violation of the permit provisions and may cause this reservation or the activity/event to be canceled at any time.

[Handwritten Signature]

Signature

2.18.2020

Date



Date of Application: 2.18.2020 To City Council: 3/17/2020

Name of Person(s)/ Organization: Hugs from Holden Tecera Philbrook Contact: Tecera  
Business Address: 946 Ireland St. Telephone: (707) 301-0479  
Winters CA 95694  
Telephone: (707) 301-0479

Type of Event: family friendly car and motorcycle show that is a fundraiser for graduates of Winters High Schools scholarships  
Purpose of Event: (ie; fundraiser, parade, festival, etc.): Holden Philbrook Memorial Car and Motorcycle Show  
Date/Time of Event: 8.2.2020 From: 10 Am To: 2 pm  
Location/Address of Event: Main Street between Elliot & 1st Streets

Rated Output of Amplifier in Watts: \_\_\_\_\_ Number of Speakers: \_\_\_\_\_

I have provided a list of and contacted all property owners adjacent to and within 300 feet of the event. Their approval of this event is indicated by their signature on the attached petition. Complaints about the sound will result in a warning and a request to reduce the volume. Additional complaints will result in the cessation of amplified sound. All amplified sound must be extinguished no later 10:00 p.m. pursuant to Winters Municipal Code Title VI; Chapter 7-Noise Control. Signing below certifies that all information contained within this application is correct. In the event that any of this information is found to be fraudulent, it may result in an automatic denial of this application.

Signature: [Handwritten Signature]

For City Use Only

Proof of Insurance:  N/A (Not City Property)  Yes  No

Rental Fee Paid:  N/A (Not City Property)  Yes  No

Police Department:  Approved  Denied Date: 2/24/20

Authorized Signature: [Handwritten Signature]

City Council:  Approved  Denied Date: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Address	Owner's Last Name	Object	Approve/Sign	NH*
<del>107</del> Elliot St.	main		X	
10 Main St.				✓
11 Main St.				✓
9 EAST Main	Hoobies		Art Hill	
7 A Main St.	Velocity			
7B Main St	The Flying Pig		Y-K. Barrie	
A Main St	Steady Eddy's			✓
11 Main St.	Scoop			
43 Main St	El Pueblo		Rodriguez	
106 MAIN ST	STEADY EDDYS		Art Hill	
E E MAIN ST	STEADY EDDYS		Art Hill	
108 main st	Pizza Factory		Charles Brown	
<del>105</del> 106 Main St Ste B	Real Screen Printing		Art Hill	
104 main st	Ocean Rest		Art Hill	
102 main st	Perfect eyebrows		Art Hill	
100 main st	Classic Cuts		Art Hill	
44 MAIN Street.	BAC MUG and.		BAC MUG	
36 MAIN ST				✓
38 main st				✓
34 main st	VACANT			✓
30 main st				✓
26 Main St.	Ireland Agency		Upshur	
22 MAIN ST	YOGA studio			✓
18 Main St.	jean Deleonardi Real Estate		Art Hill	✓
9 & 14 MAIN ST.	Adna Schwendthager		Art Hill	
11 Main St	China Martin		Art Hill	
35 Main st	Pacific Hardware		Art Hill	
41 main st	WMT's Collectors		Art Hill	✓
48 Main St.	First North Bank		Art Hill	✓
7E MAIN ST	Muffett		Art Hill	

\* NH-Attempted to contact but noone was home.



*John P. Miller, Chief of Police*

## **Winters Police Department**

702 Main Street, Winters, CA. 95694

Dispatch (530) 795-4561 | Office (530) 795-2261 | Fax (530) 795-3921

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To: City Manager John W. Donlvey, Jr.

From: Chief of Police John P. Miller *JPM*

Date: February 24, 2020

Subject: Street closure request for 8/2/20

---

I have approved the attached street closure request, but I do not see any areas on the form to comment.

Due to the traffic on Main St. in this area, I would request that water barricades be required as we have done on other events in this area (e.g. Porchfest 2019, Earthquake Festival, etc.)



CITY COUNCIL  
STAFF REPORT

**TO:** Honorable Mayor and Councilmembers  
**DATE:** March 17, 2020  
**THROUGH:** John W. Donlevy, Jr., City Manager  
**FROM:** Dan Maguire, Economic Development and Housing Manager *DM*  
**SUBJECT:** Walnut Lane 10 – Proposed Affordable Housing Plan

---

**RECOMMENDATION:**

That the City Council:

1. Receive a Staff Report on a proposed Affordable Housing Plan for the Walnut Lane 10 Subdivision;
2. Approve the proposed Affordable Housing Plan between the City of Winters and the Walnut Lane 10 developer, in order to amend the fulfillment of the affordable housing requirements.

**BACKGROUND:**

Since 2006, the City has entered into five (5) development agreements with various developers for the subdivision and development of residential projects. In 2007, the real estate market essentially “crashed” and none of the proposed projects proceeded. Because of this, amendments have been initiated and adopted over following six years to keep the agreements current and viable for when the real estate market returned.

In August of 2013, the City Council approved amendments to the Hudson Ogando & Creekside Estates Subdivision Development Agreements and subsequently to the Winters Highlands Subdivision Development Agreement. These amendments included a revision to the affordable housing obligation, essentially “modernizing” the agreements to acknowledge the new fiscal realities of residential development. The modification included the payment of in lieu fees, in lieu of constructing the very low- and low-income housing required of the project under the existing Development Agreement. The Hudson Ogando & Callahan projects were obligated to pay \$360,000 in in-lieu fees, with the City taking on the production responsibility for 12 very low-income units, and 10 low income units.

For the Winters Highlands project, the approved Affordable Housing Plan established an in-lieu fee of \$2,000,000 for the project, as well as the dedication of a two-acre parcel zoned R-4., with the City taking

on the production responsibility for 24 very low-income units and 18 low-income units.

Subsequent to these actions, Staff has been working with the developers for the Walnut Lane 10 subdivision for similar modifications to their Affordable Housing Plan to encourage construction of their project.

**DISCUSSION:**

In the Walnut Lane 10 Affordable Housing Plan proposal discussions, Staff focused on a number of key elements, which included the following:

1. Acknowledgement of the development of affordable housing consistent with the obligations of the project, pursuant to the existing Inclusionary Housing Ordinance.
2. Allowed for flexibility in proposed project layout and in lieu fee payments.
3. Maintained consistency with the City's adopted Housing Element Update (2013-2021) and Inclusionary Housing Ordinance (Ord. 2010-18).

The revisions of the initial proposed Affordable Housing Plan agreement were based on a very pragmatic approach to creating a balance between a project which will bring a quality project to the City and one which is financially viable to build for the developer.

In the discussions with Walnut Lane 10 developers, the focus has included each of the items above, but also has included an open discussion on the provision of affordable housing issues, which was brought before the Affordable Housing Steering Committee (AHSC) on August 22, 2019 for possible amendments to the initial proposed Affordable Housing Plan. Subsequent to the August 22<sup>nd</sup> meeting, staff worked with the Walnut Lane 10 developer on revisions to the AHP, with the revised Affordable Housing Plan presented to the AHSC on October 29, 2019 and the final meeting with the AHSC on January 14, 2020. The AHSC was unanimous in recommending approval of the final revision of AHP to the Planning Commission and City Council. The Affordable Housing Plan was presented to the Winters Planning Commission at the February 25, 2020 meeting, with the Planning Commission unanimously recommending the City Council approve the proposed plan.

**DISCUSSION:**

**Project Description and Amendment:**

The development on the 10.0-acre property consists of 54 lots, with Yolo County Assessor's Parcel Number 038-050-19 located at the north end of Walnut Lane. The proposed Affordable Housing Plan would amend the affordable housing requirement to accept in-lieu fees for the very low (4 units required) and low-income (2 units required) obligations of the project, changing the requirement for the construction of affordable housing.

**DEVELOPMENT AGREEMENT MODIFICATIONS:**

The modifications to the Walnut Lane 10 Subdivision Affordable Housing Obligation per the proposed Affordable Housing Plan ("AHP") generally include the following:

- Required to construct 2 units within the project, restricted to moderate income households
- Meeting the revised affordable housing through the payment of in lieu fees to satisfy the very low and low-income requirements of the project.

- In Lieu Fee of \$53,196 per very-low and low income unit (4 very low and 2 low-income units) will generate \$319,176 in affordable housing trust funding. Specifics to be determined but will be utilized by the City to facilitate affordable housing projects by providing a significant source of local funds to assist affordable housing project(s)

**ATTACHMENTS:**

1. Walnut Lane 10 Affordable Housing Plan
2. Legal Description and Project Map
3. Production Tracking Sheet from Previous Projects

**AFFORDABLE HOUSING PLAN (REVISED DRAFT)**

**Walnut Lane 10 – 54 lot subdivision**

**City of Winters, California**

**January 14, 2020**

---

Pursuant to the City of Winters Affordable Housing Requirements as defined by Municipal Code Section 17.200 the Walnut Lane 10 subdivision proposes to meet its requirement for fifteen percent (15%) inclusionary housing as described by the following Affordable Housing Plan. The following numbers assume that the Walnut Lane 10 tentative map will be approved for a 54 total lots. If this changes during the approval process adjustments will be necessary to the following calculations.

***Site Considerations:***

In terms of location, the proposed 54 lot Walnut Lane 10 subdivision is most similar to the 21 lot Olive Grove project that was approved in 2017. The Olive Grove subdivision is located approximately 900 feet north of Grant Avenue off of Apricot Road and is within an existing single-family residential neighborhood.

The Walnut Lane 10 project is located approximately 1,800 feet north of Grant Avenue off of Walnut Lane and is adjacent to an existing single-family residential neighborhood to the south and west. There are some parallels to the Highlands Ranch aka Stones Throw project located on the west side of town north of Grant Avenue, but it is significantly larger project with 404 single-family homes. The Farmstead project is located to the east, which proposes 209 single-family homes and 15 acres of commercial fronting onto Grant Avenue.

Walnut Lane 10 is larger than the Olive Grove subdivision, but is significantly smaller project than the Stones Throw project. Farmstead is not a fair comparison to Walnut Lane 10 because it does not front on Grant Avenue, and does not have the benefit of 15 acres of high visibility commercial property that is unencumbered with an affordable housing fee.

As a much smaller project than Stones Throw or Farmstead, Walnut Lane 10 will have less ability to bear the burden of on and off-site infrastructure costs as well as affordable housing fees, and this should be considered in the calculation of the affordable housing fee that will be charged.

***Determination of Required Inclusionary Units:***

The Walnut Lane 10 project proposes 54 lots, but two of the units will consist of half-plex units located on-site on Lot 37A and Lot 37B, a corner lot located to the northeast and in the interior of the project, which resulted in adding a lot to the calculation of affordable units. The Tentative Map dated "Revised: October 2, 2019" reflects these proposed half-plex lots. The half-plex lots will allow the provision of "for-sale" moderate-income units on-site. The desire was to locate the half-plex units away from the existing homes and neighbors that are directly to the south and west. There is a high probability that the moderate income half-plex units will be sold at a loss by the builder due to limitations on the sales price. The 15% inclusionary requirement is calculated by Table 1 below. The number of units required is rounded based in discussions with Dan Maguire, the City's Economic Development and Housing Manager.

**TABLE 1: Determination of Affordable Units Required**

54 lots x 15% = 8.1 affordable units => 8 affordable units required	
Moderate Income at 4.5% x 54 lots	= 2.43 units => 2 units
Low Income at 4.5% x 54 lots	= 2.43 units => <del>2</del> 2 units
Very Low Income at 6.0% x 54 lots	= 3.24 units => <del>3</del> 4 units
Total requirement:	= 8.10 units => 8 units
Less 2 on-site half-plex moderate units	- 2 units
Remaining Requirement	6 units

The Walnut Lane 10 project will provide 2 moderate income half-plex units on-site, and the remaining requirement for six units will consist of 3 low and 3 very low-income units will be provided off-site through the payment of an affordable housing fee on a per unit basis. (Note: The initial tentative subdivision map had 53 lots and the requirement was for 7.95 affordable units, but adding the two half-plex units, the lot count increased to 54 lots and 8.10 affordable units.)

***Determination of Affordable Unit Subsidy and Housing Fee:***

The City of Winters gave some consideration of site location, size, and significant off-site infrastructure costs and the Walnut Lane 10 proposed in-lieu fee was determined be \$53,196 per affordable unit for the six units (low and very low) not provided on-site.

**TABLE 3: Determination of Per Unit Affordable Housing Fee**

(Note: Discussion of previous projects, fees, and applicant’s calculation of fee deleted for clarity.)

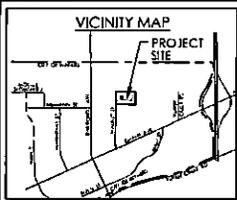
$$\$53,196 \times 6 \text{ affordable units (remaining requirement)} = \$319,176 \div 54 \text{ lots} = \$5,910.67 \text{ per lot}$$

***Provision of Affordable Units/Timing of Fee Payment:***

The on-site moderate-income half plex units will be restricted for a period of 10 years after they are built and sold to a qualified buyer as set forth in the Winters Municipal Code Chapter 17.200 and subject to Health & Safety Code Sections 40025.5 and 50093. The builder will need to coordinate with the City to efficiently find pre-qualified buyers for the moderate income half-plex units. The construction of the half-plex units shall be completed prior to the build-out of the 52 market rate units.

The builder will pay 50% the total fee or (\$159,588) prior to recordation of the Final Map, and the remaining 50% will be paid on a per unit basis (\$2,955.33) at prior to issuance of Certificate of Occupancy for each home. This arrangement will provide half of the funds well in advance home construction, and half concurrently with home sales, giving the City time to provide the low and very-low income units at an off-site location.

Lastly, the Affordable Housing Fee charged per market rate unit may be adjusted yearly by the City on the anniversary date of the approval of this agreement and tentative map, based upon a mutually agreed upon CPI, not to exceed 2.4% in any given year.



# TENTATIVE SUBDIVISION MAP - TRACT 5173

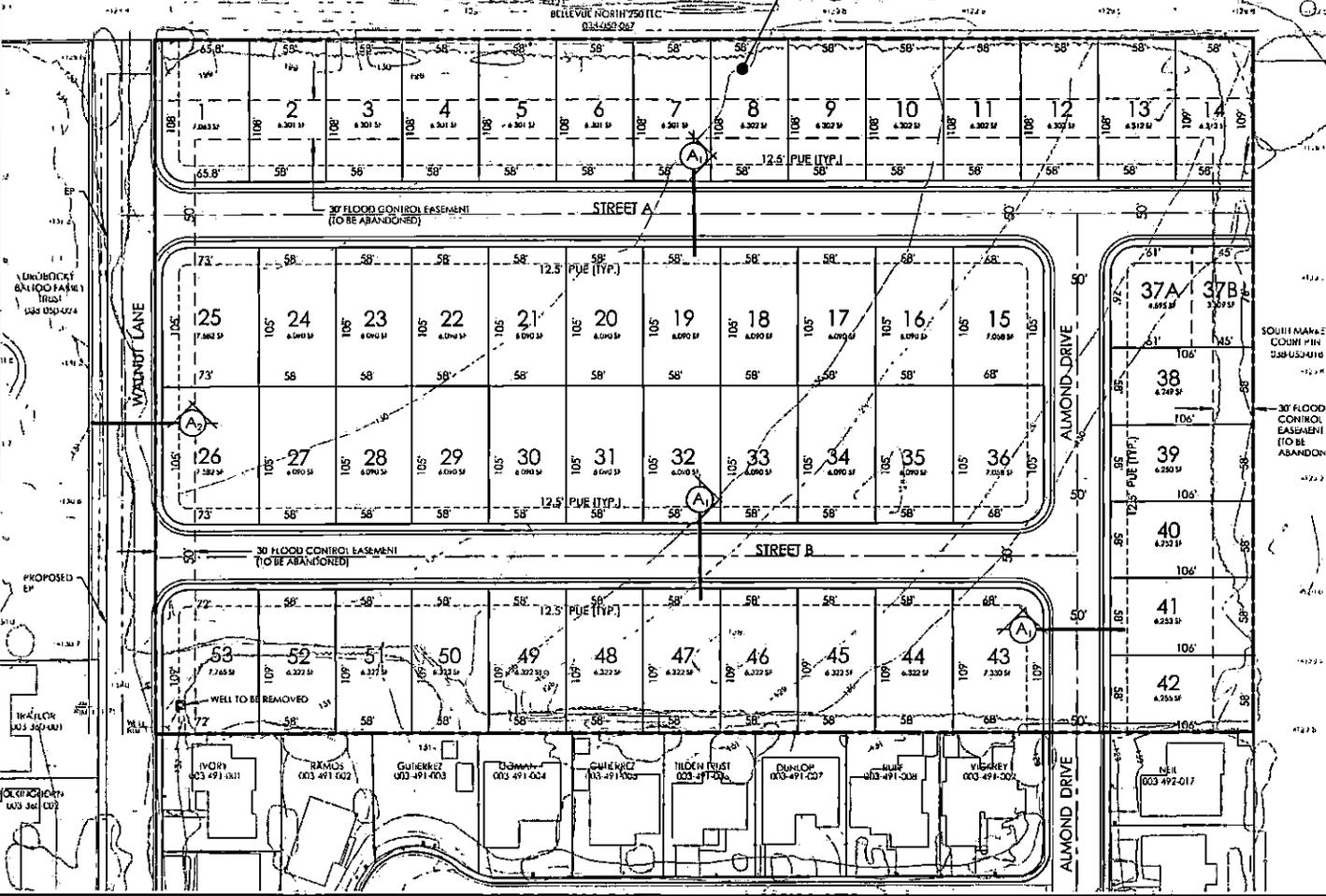
## WALNUT LANE 10

CITY OF WINTERS, CALIFORNIA

FEBRUARY 7, 2019

(REVISED: OCTOBER 2, 2019)

52 LOTS (58'x105' TYP.)  
2 HALF-PLEX LOTS (37A & 37B)  
10.0 ± AC. (G)



### PROJECT NOTES

<p><b>RECORD OWNER/APPLICANT</b> SAY CORP 4147 GREENVIEW DRIVE EMERYVILLE, CA 94608 510-309-3747</p> <p><b>PLANNING MEMBER</b> WOOD RODGERS INC. 3301 C STREET, BLDG. 1008 SACRAMENTO, CA 95818 CONTACT: MICHAEL DEBENHAM, AICP MICHAEL.DEBENHAM@WRD.COM PHONE: (916) 341-7760</p> <p><b>ASSESSOR'S PARCEL NUMBER</b> 034-050-027</p> <p><b>AREA</b> 10.0 ± ACRES GROSS</p> <p><b>NUMBER OF PARCELS</b> 52 SINGLE FAMILY RESIDENTIAL LOTS</p>	<p><b>LAND USES</b> AGRICULTURE SINGLE FAMILY RESIDENTIAL</p> <p><b>LANDING / ZONING</b> R1 (GENERAL AGRICULTURE)</p> <p><b>PROPOSED ZONING</b> R2 (SINGLE FAMILY RESIDENTIAL) FD (PLANNED DEVELOPMENT)</p> <p><b>PARCEL(S) / TRACT(S)</b> CITY OF WINTERS</p> <p><b>TIME PRODUCTION</b> CITY OF WINTERS</p> <p><b>LOT SIZES</b> MIN. 4,250 SF MAX. 7,745 SF AVG. 6,402 SF * 37A: 4,595 SF 37B: 3,307 SF</p>	<p><b>SCHOOL DISTRICT</b> SCHOOL DISTRICT</p> <p><b>STREET</b> CITY OF WINTERS</p> <p><b>STREET MAP</b> CITY OF WINTERS</p> <p><b>WATER</b> CITY OF WINTERS</p> <p><b>ELECTRICITY</b> POLE</p> <p><b>GAS</b> POLE</p>
---	--	---

**NOTE:**

- 1) SUBDIVISION RESERVES THE RIGHT TO RE-APPROVE PARCEL MAPS PURSUANT TO SECTION 66011 OF THE SUBDIVISION MAP ACT.
- 2) WHERE SHOWN ON THIS MAP, ALL UTILITIES SHALL BE INSTALLED WITHIN THE PUBLIC ROAD RIGHTS-OF-WAY OR WITHIN A PUBLIC UTILITY EASEMENT.
- 3) ALL UTILITIES SHALL HAVE A DEDICATED 10' ± PUBLIC UTILITY EASEMENT AVOIDED FROM THE RIGHT-OF-WAY.
- 4) THERE IS AN APPROACH FOR A DEVELOPMENT TRAIL.
- 5) THIS EASEMENT IS FOR DEVELOPMENT PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.

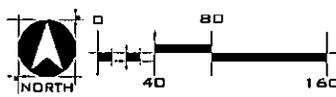
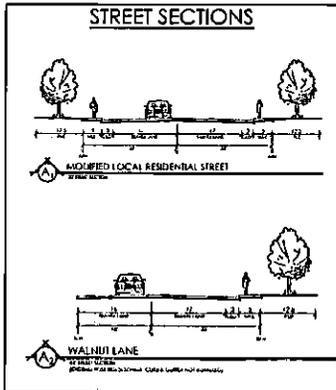
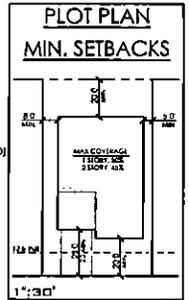
### LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF WINTERS, DESCRIBED AS FOLLOWS:

LOT 6 OF 311 LOTS SUBDIVISION OF A PORTION OF FRANCHISE SECTION 32, 10TH MERIDIAN, RANGE 3 WEST, T10N R3E, T10D E 34M, FILED ON OCTOBER 3, 1986, IN BOOK 44 OF DEEDS AT PAGE 1, YOLO COUNTY RECORDS APP. 034-050-010-000.

### LAND USE SUMMARY

LAND USE	LOT SIZE	GROSS		NET	
		ACRES	UNITS	ACRES	DENSITY
SINGLE FAMILY RESIDENTIAL	59x105'	10.0	78	54	69
STREETS			22		



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
3301 C St, Bldg. 100-B  
Sacramento, CA 95818  
Tel 916.341.7760  
Fax 916.341.7767

## Housing Trust Fund (HTF)

Current Balance	\$724,827
Less BMT HTF gap loan	(\$465,000)
HBT/Stones Throw In Lieu (remaining payments est.)	\$1,750,000
Olive Grove In Lieu	\$75,000
Skreden/Farmstead proposed in lieu	\$1,284,052
Corbett/Walnut Lane 10 proposed in lieu	<u>\$271,596</u>
Project Future HTF balance	\$3,640,475

## Historical Local Leverage per unit

Winters Village (aka Winters 2)	\$15,000
Orchard Village	\$20,000
Blue Mountain Terrace	\$32,500

## City Production Obligation

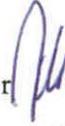
Carry over from Existing Projects	1
Skreden/Farmstead Obligation	22
Corbett/Walnut lane 10 Obligation	6
Total Obligation	29

<u>Project</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>
Winters Ranch & Heartland	12	7	7
Stones' Throw	24	18	18
Olive Grove	1	1	1
<hr/>			
Total	37	26	26
Blue Mountain Terrace	47*	15	
Difference versus In Lieu Obligation	+10	-11	

\* 4@ 25, 18 @30, 7 @ 40, & 18@50 (22 units are Extremely Low - 30% or less of AMI)



CITY COUNCIL  
STAFF REPORT

TO: Honorable Mayor and Councilmembers  
DATE: March 17, 2019  
THROUGH: John W. Donlevy, Jr., City Manager   
FROM: Shelly A. Gunby, Director of Financial Management   
SUBJECT: Approval of Contract with Lechowicz + Tseng Municipal Consultants

---

**RECOMMENDATION:**

Staff recommends the City Council approve a contract with a not to exceed amount of \$38,720 for a Water and Sewer Rate Study by Lechowicz + Tseng. Staff also recommends the City Council authorize the City Manager to execute the approved contract on behalf of the City of Winters.

**BACKGROUND:**

The City of Winters currently has water and sewer rates in place for the 2019-2020 fiscal year. As part of the 2018 refunding of the Water and Sewer Bonds, the City of Winters agreed to undertake a Water and Sewer rate study during the 19-20 Fiscal year to ascertain that rates are appropriate for the operation of the Water and Sewer systems, as well as providing for debt service payments and for meeting the coverage requirements agreed to in the bond documents.

The City Council authorized the issuance of an RFP for Consulting Services on December 17, 2019, and responses were due to the City of Winters on January 27, 2020. The City of Winters received responses from the following consultants:

- Robert D. Niehaus, Inc
- Lechowicz + Tseng
- NBS
- Hansford Consulting

Lechowicz + Tseng Municipal Consultants' proposal was the lowest cost proposal. Staff contacted the references provided by the consultant firm and received positive comments and recommendations from those references.

**ATTACHMENTS**

1. City of Winters Professional Services Agreement



CONSULTANT SERVICES AGREEMENT  
AGREEMENT No. \_\_\_\_\_

THIS AGREEMENT is made at Winters, California, as of \_\_\_\_\_, by and between the City of Winters ("the CITY") and Lechowicz + Tseng Municipal Consultants (CONSULTANT)", who agree as follows:

1. SERVICES. Subject to the terms and conditions set forth in this Agreement, CONSULTANTS shall provide to the City the Services described in Exhibit "A", which is the CONSULTANT'S Proposal dated January 27, 2020. Consultant shall provide said services at the time, place, and in the manner specified by and Exhibit "A".

2. PAYMENT. The Consultant shall be paid for the actual costs, for all time and materials expended, in accordance with the Schedule of Fees included in Exhibit "A", but in no event shall total compensation exceed Thirty-Eight Thousand Seven hundred Twenty Dollars (\$38,720.00), without the City's prior written approval. City shall pay consultant for services rendered pursuant to the Agreement and described in Exhibit "A".

3. FACILITIES AND EQUIPMENT. CONSULTANT shall, at its sole cost and expense, furnish all facilities and equipment which may be required for furnishing services pursuant to this Agreement.

4. GENERAL PROVISIONS. The general provisions set forth in Exhibit "C" are part of this Agreement. In the event of any inconsistency between said general provisions and any other terms or conditions of this Agreement, the other term or condition shall control only insofar as it is inconsistent with general Provisions.

5. EXHIBITS. All exhibits referred to therein are attached hereto and are by this reference incorporated herein.

EXECUTED as of day first above-stated.

CITY OF WINTERS  
a municipal corporation

By: \_\_\_\_\_  
John W. Donlevy, Jr., City Manager

CONSULTANT

By: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Tracy Jensen, CITY CLERK

**Exhibit "A" Provided by Consultant**

Vertical lines and artifacts on the left side of the page, possibly representing a table or list that is mostly illegible due to scanning quality.



January 27, 2020

City of Winters

# Proposal for a Water and Sewer Utility Rate Study

PO Box 3065 | Oakland, CA 94609 | (510) 545-3182 | [www.LTmunicconsultants.com](http://www.LTmunicconsultants.com)



LECHOWICZ + TSENG  
MUNICIPAL CONSULTANTS



PO Box 3065  
Oakland, CA 94609  
(510) 545-3182  
LTmunicconsultants.com

January 27, 2020

Dear City of Winters,

Lechowicz & Tseng Municipal Consultants (L&T) is pleased to submit a proposal for the Water and Sewer Utility Rate Study. After working in public finance for over 10 years, Alison Lechowicz and Catherine Tseng founded L&T, a women-owned business. Lechowicz & Tseng provides financial planning, rate and fee studies, and management consulting to California public agencies.

Funding capital projects is the #1 concern of many public agencies. Rates must be adequate to provide for operating costs as well as the long-term rehabilitation of infrastructure. This can include cash-funding smaller projects while debt financing larger improvements. We understand the City has lowered its interest costs via refinancing, but a rate update is needed to meet ongoing debt service obligations. As utility rate analysts and registered municipal advisor, L&T is well-suited to evaluate the City's existing debt. Our rate recommendations will set aside funds for repairs and plan for adequate debt coverage over the next ten years.

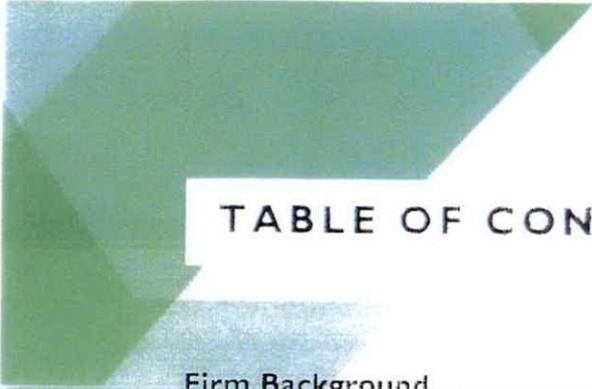
L&T specializes in providing services to small public agencies. The vast majority of our clients are agencies serving populations of 20,000 or fewer. Our clients appreciate the administrative support that we provide. We take the lead in data collection and analysis so as not to burden City staff. L&T emphasizes meeting legal requirements (propositions and court rulings) and the financial needs of utilities. We will provide draft recommendation tables and charts that are easy to understand and easy to implement. L&T will be your partner throughout the Proposition 218 process.

Our proposal to conduct the utility rate study is attached. If you have any questions, please contact us.

Sincerely,  
Lechowicz & Tseng Municipal Consultants

A handwritten signature in blue ink, appearing to read "Alison Lechowicz", is written over a light blue circular stamp.

Alison Lechowicz, Principal and Authorized Representative  
510-545-3182  
alison@LTmunicconsultants.com



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## FIRM BACKGROUND

### WHO WE ARE

Lechowicz & Tseng Municipal Consultants is a women-owned firm founded by Alison Lechowicz and Catherine Tseng.

Our objective is to provide financial consulting and management services to local governments. Alison and Catherine have over 20 years combined experience in municipal consulting and public finance. Catherine has a background in urban planning and worked for the City of Oakland before becoming a consultant. Alison has experience working for a civil engineering firm and a background in public administration. Lechowicz & Tseng is registered with the Municipal Securities Rulemaking Board (MSRB) and Securities and Exchange Commission (SEC) as a municipal financial advisory firm. Alison holds the Series 50 Municipal Advisor Representative qualification.

L&T is committed to providing professional services with superior value and responsiveness. By utilizing a small team approach, our clients receive greater one-on-one attention and can be assured that the work is conducted by highly qualified professionals. Our clients are provided direct communication with the principal consultants who guide the project through each step.

## WHAT WE DO

### Utility Rate & Fee Studies

Utility rate studies deriving both traditional and innovative rate structures that comply with cost of service principles and Proposition 218 requirements. Address policy goals, customer acceptance, and social influences.

### Financial Planning

Comprehensive financial plans focused on immediate needs as well the long-term viability of agencies. Our financial models are flexible and user-friendly to allow for cash flow sensitivity analysis and to illustrate the impacts of policy decisions.

### Impact Fee/Capacity

#### Charge Studies

Development impact fees and capacity charge studies that offset the cost of expanding infrastructure to serve new development without placing a burden on existing customers.

### Public Approval Process

Lead informational workshops to educate the public about municipal finance. We provide start-to-finish assistance in the rate and fee approval process including presentations to decision makers, publication of reports, and printing and mailing of notices to rate payers (as applicable).

### Utility Appraisal

Develop an inventory of utility assets and determine fair market value. We assist public agencies with negotiating the purchase or sale of utility property.

### Expert Witness

Testify on behalf of public agencies to defend against lawsuits. We also represent public agencies as street-light customers of California's electric utility providers in rate cases at the CA Public Utilities Commission.

Employer Identification Number (EIN): 82-0928239  
California Small Business Number: 2006322  
Municipal Securities Rule Making Board #: K1236

## KEY TEAM MEMBERS

### **Alison Lechowicz**

PRINCIPAL



#### **QUALIFICATIONS**

13 years consulting experience  
Master of Public Administration  
Testified as an expert witness at the  
CA Public Utilities Commission  
Series 50 – Municipal Advisor  
Representative Qualification

#### **RESPONSIBILITIES**

**Project Manager  
and Lead Analyst**  
Financing alternatives and cash  
flow projection  
Rate recommendations  
Public presentations

### **Catherine Tseng**

PRINCIPAL

#### **QUALIFICATIONS**

13 years consulting experience  
Master of Urban Planning  
Bachelor of Architecture

#### **RESPONSIBILITIES**

**Supporting  
Financial Analyst**  
Data gathering  
Cost allocation  
Draft and final reports



# Alison Lechowicz



alison@LTmuniconsultants.com



(510) 545-3182



PO Box 3065  
Oakland, CA 94609

## EXPERIENCE

- 13 years consulting experience: 3 years Co-founder and Principal at L&T Municipal Consultants, 7 years as Principal and Financial Analyst at Bartle Wells Associates, 3 years as Financial Analyst at Carollo Engineers
- Testified as an expert witness at the CA Public Utilities Commission in electric rate cases of Pacific Gas & Electric, Southern California Edison, and San Diego Gas & Electric
- Municipal Securities Rulemaking Board, Series 50 – Municipal Advisor Representative

## EDUCATION

- Columbia University  
Master of Public Administration
- University of California, Berkeley  
Bachelor of Science  
Conservation & Resource Studies

## REPRESENTATIVE ASSIGNMENTS

**City of Kerman:** Completed a water and sewer rate study for the City. Updated winter water use estimates for single family residential sewer rates. Phased-out discounts for multifamily sewer customers.

**Town of Discovery Bay:** Long-serving financial consultant for the Town having conducted multiple water and sewer rate studies and capacity fee studies. Assisted the Town in recovering costs for new wastewater regulatory requirements.

**Root Creek Water District (Madera County):** Financial plan for the District's groundwater basin and agricultural water service. Water, sewer, and storm drain rates and development fees for municipal service.

**Stege Sanitary District (Contra Costa County):** Sewer rate and connection fee study. Conducted extensive review of water usage patterns to determine flow rates of customer classes. Proposed a 5-year phase-in for a new multifamily rate.

**City of Chowchilla:** Currently conducting a water, sewer, storm drain, and solid waste rate study. Rates will support the City's recent bond issuances and overcome prior deficit spending for the solid waste enterprise.

**Templeton CSD (San Luis Obispo County):** Completed a water and sewer rate study. Conducted an analysis of the District's four water sources, determined the marginal cost of each source, and assigned each source to a water rate tier. Evaluated the transition of the District from regional wastewater treatment to local treatment.

Provided below is a sampling of Alison Lechowicz's project experience since 2010. Prior to 2010, Ms. Lechowicz worked for a civil engineering firm conducting financial analysis for master plans.

CLIENT	PROJECT	DATE COMPLETED
City of Alameda	Sewer Financial Plan and Rate Study	May 2015
City of Anderson	Water and Sewer Rate Study	Ongoing
Town of Apple Valley	Water System Acquisition Feasibility Analysis	July 2011
City of Berkeley	Sanitary Sewer Rate Study	June 2015
City of Carmel-by-the-Sea	Bond Refinancing	October 2010
CA City County Street Light Association	Rate economist and expert witness	March 2010 to present (ongoing)
City of Chowchilla	Water, Sewer, Storm Drain, and Solid Waste Rates	Ongoing
City of Chula Vista	Wastewater Capacity Fee Study	May 2014
	Salt Creek Sewer Basin Impact Fee Study	June 2015
	Depreciation Review	July 2018
City of Clovis	Water User Rates and Fee Study	February 2016
City of Colfax	Sewer Rate Affordability Review	June 2010
City of Colusa	Development Impact Fee Study	June 2011
	Water System Valuation	September 2014
Contra Costa Water District	Water Rate Study	February 2015
City of Cotati	Water and Sewer Rate Study	February 2013
Town of Discovery Bay	Water and Sewer Rate and Capacity Fee Studies	Multiple studies since 2012
City of Emeryville	Sewer Rate Study	November 2016
City of Hemet	Water and Sewer Rate Studies and System Valuations	July 2015
	Water Fund Rental Fee Analysis	August 2018
	Sewer Rate and Capacity Fee Study	May 2015
Home Gardens Sanitary District		
City of Huntington Park	Water and Sewer Rate Study	November 2011
Indian Wells Valley Water District	Bond Refinancing	December 2012
Irish Beach Water District	Capital Improvement Assessment	March 2011
City of Kerman	Water and Sewer Rate Study	October 2018
Kings River E. GSA	Groundwater Fee Study	February 2018
City of Lancaster	Street Light Valuation	June 2014
City of Lindsay	Water Rate Study	June 2015
McMullin Area GSA	Groundwater Fee Study	June 2018

CLIENT	PROJECT	DATE COMPLETED
City of Morgan Hill	Water and Sewer Rate Studies	November 2011
Napa Berryessa Resort Improvement District	Water and Sewer Assessment	July 2012
Newhall County Water District	Water Rate Litigation Support	November 2012
Nipomo CSD	Blacklake Sewer Rate Study	January 2019
Novato Sanitary District	Capacity Fee Study Sewer Rate Study	March 2016 April 2016
City of Palmdale	Sewer Service Charge Analysis	May 2011
City of Rio Dell	Wastewater Rate Study	May 2014
Root Creek Water District	Water, Sewer, and Storm Drain Rate Study and Financial Plan On-call consulting services	April 2016 Ongoing
San Diego County Water Authority	Cost Allocation Review	May 2011
City of San Fernando	Water and Sewer Rate Study	December 2019
San Joaquin County	Utility Appraisal	November 2018
City of Santa Clarita	Sewer Maintenance Feasibility Study	June 2014
Saticoy Sanitary District	Bank Loan Financing	September 2013
Sewerage Agency of Southern Marin	Long Range Plan Update	June 2010
South Tahoe Public Utility District	Sewer Bond Refunding	September 2012
Stege Sanitary District	Multiple sewer rate and connection fee studies	Multiple studies since 2010
Sunnyslope County Water District	Water and Sewer Bond Refinancing	October 2014
Tahoe Truckee Sanitation Agency	Sewer Fee Ordinance Review	May 2010
City of Tehachapi	Water and Sewer Connection Fee Study	Ongoing
Templeton CSD	Water and Sewer Rates and Capacity Fee Study Parks and Fire Impact Fees	November 2018
Triunfo Sanitation District	Water Infrastructure Financing Automated Meter Financing	February 2011 May 2014
Tulare Lake Drainage District	Project Financing Project Financing	March 2012 January 2013
City of Waterford	Sewer Rate Study	June 2019
City of Williams	Development Impact Fee Study	July 2011

# Catherine Tseng



catherine@  
LTmuniconsultants.com



(510) 858-9228



PO Box 3065  
Oakland, CA 94609

## EXPERIENCE

- 3 years Co-founder and Principal at L&T Municipal Consultants
- 10 years prior consulting experience: Vice President at Bartle Wells Associates
- 2 years civil servant: City of Oakland
- Specializes in utility rates, capacity charge, and financing plans for public works projects, and Proposition 218 compliance

## EDUCATION

- **Columbia University**  
Master of Urban Planning
- **University of California, Berkeley**  
Bachelor of Arts  
Architecture

## REPRESENTATIVE ASSIGNMENTS

**City of Davis:** Water financial plan and rate study assessing various conservation-oriented water rate structures and developed drought surcharge. Worked closely with citizens' advisory committee to develop recommendations to City Council.

**City of Vacaville:** Cost of service water rate study to eliminate operating deficit and implemented water conservation surcharge to recover lost revenue.

**City of Benicia:** Raw water rate study to develop rate method for the Valero Refinery. Prepared water rate study and capacity fee study. Developed drought rates to fund additional water supply.

**Town of Yountville:** Long-range financial plan for the water and wastewater enterprise to phase-out subsidies from the General Fund. Developed recycled water rates for contract negotiations with customers.

**Sausalito-Marin City Sanitary District:** Wastewater Facilities Financial Plan to fund capital projects and reconcile past expenses. Developed multiple funding strategies for contract negotiations with a partner agency.

**City of Menlo Park:** Water rate study to fund wholesale water rate increases and drought surcharge implementation. Water capacity charge study.

Provided below is a sampling of Catherine Tseng's project experience since 2006.

CLIENT	PROJECT	DATE COMPLETED
Alameda County Water District	Water Development Fee Study	January 2012
City of Anderson	Water and Sewer Rate Study	Ongoing
Armona Community Services District	Water and Sewer Rate Study	March 2008
City of Benicia	Raw Water Rate Study and Update	August 2013 and Sept 2015
	Water Rate and Connection Fee Study and Update	February 2013
	Drought Rate Study	September 2014
Big Bear Area Regional Wastewater Agency	Wastewater Rate Study	
Big Bear City Community Services District	Water, Sewer, and Solid Waste Rate Study	May 2015
City of Chowchilla	Water, Sewer, Storm Drain, and Solid Waste Rate Study	Ongoing
Coastside County Water District	Water Financing Plan	August 2009
	Water Rate Study	January 2010
Crestline Sanitation District	Wastewater Rate Study	June 2015
City of Davis	Water Rate Study	March 2013
	Water Rate Study Update	September 2014
Diablo Water District	Water Bond Financing	August 2010
	Bond Refinancing	April 2013
El Dorado Irrigation District	Development Impact Fee Study	October 2008
	Water Rate Study	January 2009
Elk Grove Water District	Water Financial Plan and Rate Study	December 2007
Fairbanks North Star Borough	Bond Refinancing	November 2011 and September 2013
City of Glendale	Water Rate Study	May 2015
City of Hillsborough	Water and Sewer Rate Study	December 2006
City of Hanford	Water Financing	December 2007
Humboldt Bay Municipal Water District	Water Financial Plan	April 2011
Indian Wells Valley Water District	Water Rate Study	January 2007
	Bond Financing	August 2009
	Water Rate Cost of Service and Development Impact Fee Study	January 2012 and 2015
City of Menlo Park	Water Rate Study	May 2015
	Recycled Water Analysis	October 2015
Mid-Peninsula Water District	Water Rate Study	June 2015

<b>CLIENT</b>	<b>PROJECT</b>	<b>DATE COMPLETED</b>
<b>Montara Water &amp; Sanitary District</b>	Water and Sewer Rate Studies	Multiple studies since 2006
<b>Montecito Water District</b>	Drought Rate Study	February 2015
<b>Novato Sanitary District</b>	Bond Financing	October 2011
<b>Olivehurst Public Utilities District</b>	Water Rate Study and Updates	2007, 2009 and 2014
<b>City of Patterson</b>	Water and Sewer Rate and Capacity Fee Studies	Multiple studies since 2010
<b>Riverdale Public Utilities District</b>	Water and Sewer Rate Study	June 2008
<b>Root Creek Water District</b>	Financial Policy Manual	July 2017
<b>Running Springs Water District</b>	Water, Sewer, Fire and Ambulance Rate Studies	July 2010
<b>City of San Bruno</b>	Water and Sewer Rate Study	April 2012
<b>City of San Fernando</b>	Water and Sewer Rate Study	December 2019
<b>Sanitary District No. 5 - Tiburon</b>	Financial Review	September 2013
<b>Sausalito-Marín City Sanitary District</b>	Wastewater Facilities Financing Plan	May 2016
<b>Selma Kingsburg Fowler Sanitation District</b>	Capital Improvements Program Study	March 2008
<b>Solano County Water Agency</b>	Reserve Fund Study	May 2007
<b>Sonoma County Water Agency</b>	Sewer Service Charge and Volumetric Sewer Rate Study	August 2012
<b>City of Tulare</b>	Bond Financing	2010, 2012, 2013, and 2015
<b>Union Sanitary District</b>	Sewer Capacity Fee Study	October 2010
<b>City of Vacaville</b>	Water and Drought Rate Study	October 2015
<b>Town of Yountville</b>	Water and Sewer Rate Study Recycled Water Rate Study	February 2011 April 2012

## SPECIALIZED KNOWLEDGE

Provided below is L&T's specialized knowledge regarding a few key areas.

### EXPERIENCE WITH SMALL AGENCIES

L&T staff have delivered rate studies to a number of small water and sewer utilities throughout the state. Provided below is a sampling of our staff's experience serving agencies with fewer than 3,000 customers.

AGENCY	NUMBER OF ACCOUNTS OR PARCELS	PROJECT
Nipomo CSD	560	Blacklake Sewer Rate Study (2018)
Napa Berryessa RID	570	Water and Sewer Assessment Report (2012)
Town of Yountville	800	Many assignments over a number of years
City of Emeryville	1,100	Sewer Rate Study (2016)
McMullin Area GSA	1,150	Groundwater Fee Study (2018)
City of Rio Dell	1,400	Sewer Rate and Capacity Fee Study (2014)
Denair CSD	1,600	Water Rate Study (2013)
Home Gardens Sanitation District	1,600	Sewer Rate and Capacity Fee Study (2014)
City of Waterford	2,500	Sewer Rate Study (2019)
City of Cotati	2,600	Water and Sewer Rate Study (2013)
Templeton CSD	2,800	Water and Sewer Rate Study (2018)
City of Lindsay	2,900	Water Rate Study (2015)

CSD – Community Services District; GSA – Groundwater Sustainability Agency, RID – Resort Improvement District

## RATE STUDIES

### Cash Flow Modeling with Debt Coverage Analysis

We understand that debt service coverage is a concern for this rate study subsequent to the 2018 refinancing. Cash flow modeling will support the development of the utilities' overall cost of service and include a 10-year debt coverage projection.

L&T will use the City's existing documents such as the budget and most recent audit to determine current year revenues and expenses. We will review disclosure documents to inform our coverage calculations. L&T's final rate recommendations will provide funding for operations, long-term repair and replacement of assets, repayment of debt, and accumulation of reasonable reserves.

### Rate Design

L&T conducted an initial review of the City's current water and sewer rate structure. Water rates consisting of fixed meter charges based on meter size plus a uniform usage rate are reasonable for the City's service area. Similarly, the sewer rate structure includes fixed charges plus volume rates based on winter water use. This structure is one of several industry standard methods of billing sewer customers. Early in the process, we will meet with City staff, review any customer complaints, and any desired changes. Most likely, we would not propose drastic adjustments to the rate structure. Instead, L&T will focus on the overall level of cost recovery.

### Registered Municipal Advisor

Lechowicz & Tseng Municipal Consultants is registered with the Municipal Securities Rulemaking Board (MSRB) and the Securities Exchange Commission (SEC). Only firms registered with the MRSB and SEC can legally provide tailored advice to support new debt issuances.

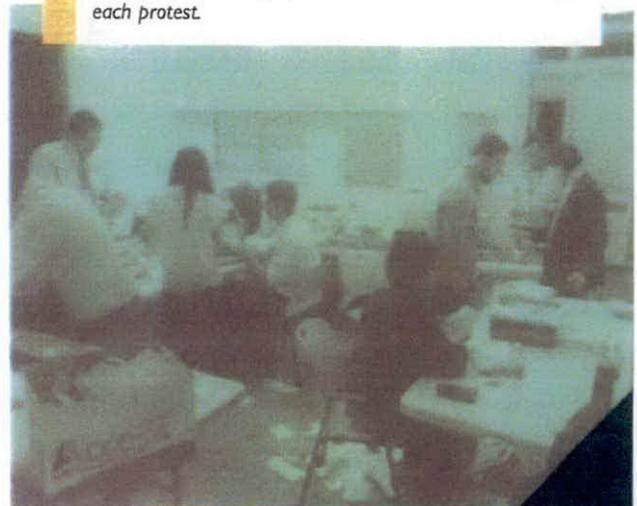
Our knowledge of municipal finance will assist in providing a detailed review of the City's current debt obligations, disclosure documents, and future debt capacity. Ultimately, this information will aid in the development of appropriate rates and fees.

## PUBLIC APPROVAL

L&T has a breadth of experience with controversial rate, fee, and tax increases. We are equipped to handle many of the administrative tasks such as drafting, printing, and mailing notices, if appropriate. Alison and Catherine performed similar services for the cities of Alameda, Berkeley, Emeryville, Modesto, Waterford, and the McMullin Area Groundwater Sustainability Agency. L&T can easily add this task to our scope of services.

Outreach is particularly important for smaller public agencies. Concerned residents have greater capacity to mobilize opposition to rate increases and meet the 50% protest threshold. We find that when the ratepayers understand the need for the fees and the basis of costs they are more accepting of increases. L&T's strategy is to meet with interested stakeholders early in the assignment to hear concerns and clearly explain the need for fees. This process has been extremely beneficial in other studies that we've completed. As example, Alison conducted Public Works workshops for the Cities of Berkeley and Modesto. She also met with developers regarding rate and fee studies conducted for the Town of Discovery Bay and the Templeton Community Services District. Catherine Tseng worked with the 15-member Water Advisory Committee in the City of Davis. The objective is to demonstrate the value of the City's services to ratepayers. We will draft public notices, newsletters, and web or social media postings as appropriate. L&T is happy to lead public presentations.

*Pictured below: Proposition 218 sewer rate protest ballot tabulation for the City of Berkeley. Alison Lechowicz served as project manager for the City's rate study and developed a bar code scanning system that counted and validated each protest.*



## REFERENCES

Provided below are four project references. Additional references are available upon request. L&T has provided utility rate studies to a wide range of public agencies throughout California.

### CITY OF KERMAN

#### Water and Sewer Rate Study

Kerman is a city of about 14,000 people located in Fresno County about 15 miles west of the City of Fresno. October 2018, L&T completed a Water and Sewer Rate Study for the City. Alison Lechowicz served as project manager.

**Carolina Camacho**  
Finance Director  
ccamacho@  
cityofkerman.org  
(559) 846-9389

The rate study corresponded with the City's water metering project. A key element was to project water use for newly metered customers (about half the service area). We compared the characteristics of the fully metered and newly metered customers to conservatively estimate water consumption. As part of the study, Ms. Lechowicz advocated for ongoing pipeline replacement funding. Prior to this effort, City policy was to forego main replacements to keep rates as low as possible. L&T was successful in raising the rates to reinvest in infrastructure to avoid costly future repairs.

Rate design was a key issue for the sewer rates. The City's prior rate study assigned significantly lower cost to multifamily customers compared to single family customers. Staff was concerned that multifamily customers were not paying their fair share of customer service and maintenance expenses. L&T conducted a cost allocation and flow analysis to justify a rate adjustment for multifamily customers.



Ms. Lechowicz assisted the City with Proposition 218 implementation. Activities included drafting the public notice, reviewing edits with the City Attorney, answering procedural questions, attending the public hearing, and certifying the protest vote tabulation.

# CITY OF WATERFORD

## Sewer Rate Study

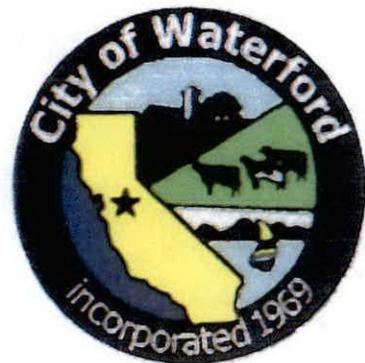
The City of Waterford (City) is located in Stanislaus County and is home to a population of about 8,500. June 2019, Lechowicz & Tseng completed a sewer rate study for the City. Alison Lechowicz served as project manager and lead analyst.

**Michael Pitcock**  
City Manager  
mpitcock@  
cityofwaterford.org  
(209) 874-2328 ext 103

Prior to L&T's study, the City's rates were last updated in 2016. At that time, all rate categories were increased by the same percentage each year. Our study offered a more detailed analysis of wastewater flow and pollutant loading patterns of 17 customer classes. This analysis was critical to meeting the proportionality requirements of Proposition 218. The prior study did not document how expenses were allocated to various classes of service. L&T reviewed winter water use data as a proxy for sewer flow and compared our estimates with state averages and total flows at the wastewater treatment plant.

We conducted a detailed financial plan to ensure that rates fully cover operations, repair and replacement of aging assets, debt service, and contribution to reserves. The sewer utility had been meeting operating costs, but due to inflationary increases, was in danger of missing its debt service coverage requirements on outstanding bonds. L&T worked closely with the City to fine-tune the sewer capital improvement plan to develop an affordable series of rate increases to meet debt coverage while cash-funding new projects.

Our services also included Proposition 218 assistance. L&T developed a mailing list from the property tax roll and utility billing records. We coordinated the printing and mailing of notices. Ms. Lechowicz attended the public hearing, wrote a meeting outline (script) for City Council, tabulated the protest votes, and certified the results.



# TEMPLETON COMMUNITY SERVICES DISTRICT

## Water and Sewer Rate Study



The Templeton Community Services District (TCSD) is located in San Luis Obispo County on Highway 101 immediately south of the City of Paso Robles. TCSD provides water and sewer service to about 2,800 accounts. Lechowicz & Tseng Municipal Consultants completed water and wastewater rate studies for TCSD and Alison Lechowicz served as project manager. New utility rates were unanimously adopted by the Board of Directors on September 18, 2018.

A main task of the study was to analyze TCSD's tiered water rates to comply with Proposition 218 and the San Juan Capistrano court case. Prior to Ms. Lechowicz's work, TCSD did not have an administrative record documenting the cost of service. L&T reviewed the capital and operating expenses of the District's four water sources and developed new tier breakpoints. The revised tiers better reflect long-term supply from each source and how the District operates the water system.

The sewer rate study was critical for Templeton CSD to reverse past deficit spending, accumulate emergency reserves, and transition service from regional to local treatment. Another consulting firm conducted TCSD's rate study in 2013 and revenues did not materialize as projected. Ms. Lechowicz presented options to the Board to improve the financial health of the wastewater fund over ten years. Alternatives included low/moderate rate impact options as well as aggressive funding scenarios.

**Jeff Britz**  
General Manager  
jbritz@templetonscd.org  
(805) 434-4900

# NIPOMO COMMUNITY SERVICES DISTRICT

## Blacklake Sewer Rate Study

The Nipomo Community Services District (NCSD) is located in southern San Luis Obispo County near Highway 101. NCSD consists of two separately operated wastewater collection, treatment, and disposal systems – the Town system and the Blacklake system. The Blacklake system serves 559 customers and utilizes the Blacklake Water Reclamation Facility (WRF). Lechowicz & Tseng Municipal Consultants was engaged to conduct a sewer rate study for the Blacklake sewer system. L&T's final rate report was accepted by the Board of Directors on November 14 and the Proposition 218 public hearing was held January 2019.



The Blacklake community's prior rate study process occurred in 2007 and was contentious. Ratepayers achieved a majority protest and the rates could not be adopted. Ultimately, NCSD proposed lower rate increases that eliminated capital improvement funding, and NCSD implemented a series of rate adjustments from 2009 to 2013. For the 2018/19 rate study, L&T Municipal Consultants was tasked with developing a plan to provide "catch up" capital project funding, meet inflationary cost increases, and gain acceptance from the homeowners. Moreover, NCSD is considering consolidation of the Blacklake system with the Town system. The 2018/19 plan provided adequate funds to keep the Blacklake system operating efficiently while regionalization is evaluated.

**Mario Iglesias**  
General Manager  
miglesias@ncsd.ca.gov  
(805) 929-1133

Ms. Lechowicz worked closely with the Blacklake Oversight Committee to develop a 5-year financial plan. Where possible, the plan assigned major treatment plant improvements to later years so that capital funding could be reallocated to regionalization projects if appropriate. L&T minimized rate structure changes to provide continuity with the prior study and to mirror the Town system's rates.

# WORKPLAN

This section provides our project management plan and scope of work. Lechowicz & Tseng remains flexible to adjust our scope as appropriate to meet your needs.

## PROJECT MANAGEMENT

During project initiation, we will finalize the schedule and set deliverables by working backwards from the desired Proposition 218 hearing date. You will remain up to date regarding our project status via biweekly check-ins.

## SCOPE

Provided below is our scope of services. We used the City's scope as a starting point and this section elaborates on our project approach.



Task 1:  
Data Gathering



Task 2:  
Financial Plan



Task 3:  
Cost Allocation



Task 4:  
Survey of  
Local Rates



Task 5:  
Rate Design



Task 6:  
Impacts of  
Projects



Task 7:  
Reports



Task 8:  
Workshops



Task 9:  
Presentations



Task 10:  
Additional  
Progress Meeting

## **Task 1 – Project Kickoff and Data Gathering**

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### **Kickoff Meeting**

L&T will meet with City staff for a project kickoff meeting to review study goals, milestones, identify project team members, and determine roles and responsibilities.

### **Data Gathering**

Assemble the necessary data to complete the study. The goal is to understand the City's financial standing, current rate structure, and utility billing information. A data needs list will be provided to the City prior to the kickoff meeting.

## **Task 2 – Financial Plan**

---

### **Annual Revenue Requirements**

With staff input, we will estimate future operating and capital expenditures to estimate annual revenue needs. We will factor in projections of growth, repairs and replacements, cost escalation, sewer flows, conservation, regulatory compliance, and operational changes to ensure that all future expenses are included. L&T will work with the City to determine appropriate inflationary increases.

### **Recommend Reserves**

This subtask involves reviewing the current operating and capital reserves and recommending reserve targets. Our analysis will review the age and condition of the systems, annual depreciation costs, and expenses related to emergencies.

### **Evaluate Debt Service Coverage**

L&T will review budgets, audits, and bond disclosure documents to understand current debt obligations. We will determine current coverage ratios based on net operating revenues compared to annual debt service expenses. We will also evaluate if the utilities have capacity to take on additional debt at the current revenues. Our final rate recommendations will include projections for the City to meet its coverage requirements in the years to come.

### **Cash Flow Projections**

Annual revenue requirements and capital funding needs will be used to develop long-term cash flow projections summarizing the financial position of the utilities over the next 10 years. The cash flow projections will estimate rate increases needed to meet annual revenue requirements, debt obligations, and reserve fund targets. The cash flow will include other potential revenue sources not currently captured by the City.

## **Task 3 – Cost Allocation**

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### **Evaluate Customer Billing Data**

We will evaluate historical and current water consumption, wastewater flow, pollutant loading, and other billing data to estimate future drought and normal year water demands. A key aspect of this task is to determine the amount of water use and revenue collected from meter charges and volume rates. L&T will also review recent winter water use data for residential customers as the basis of the sewer rates.

### **Functionalize Costs**

Functionalization is the allocation of expenses by major operating activities for the utility, including water supply, peak pumping, treatment, storage, transmission, overhead, and administration. Sewer categories will consist of customer service, flow, BOD and TSS.

### **Allocation to Customer Classes**

After costs have been categorized by function, costs are then allocated to each customer classes based on water demand and sewer flow and loading characteristics. The result produces fixed and variable revenue requirements for each customer class which can be recovered via fixed charges and usage rates. The allocation to customer classes will be based on American Water Works Association best practices and meet the proportionality requirements of Proposition 218.

## Task 4 – Survey of Local Rates

We will prepare a survey comparing the City's current and proposed bills to local agencies. The survey will be summarized in tables and charts that can be used for outreach, presentations, and the final report. We will also prepare a bill comparison for different levels of water use and different customer classes. The final list of surveyed agencies will be determined by the City.

## Task 5 – Rate Design

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### Assess Current Rate Structure and Customer Classifications

Review the City's current rate structures and customer classifications to assess the advantages and disadvantages of the existing systems and to determine compliance with industry standards and court rulings. While compliance with Proposition 218 will guide all our recommendations, additional criteria may include: the impact on customer bills, public understanding, revenue stability, ease of

implementation, compatibility with the existing billing system, and staff effort needed for administration.

### Rate Alternatives

Based on the criteria developed with staff and the cost of service analysis, we will identify other rate structures or modifications to the current rate structure. This task includes a legal review of current and proposed rate design alternatives. As needed, we will coordinate with the City Attorney.

### Finalize Recommendations

Our rate recommendations will include multi-year rate increases and possible rate structure modifications based on input from staff. We will calculate the impacts to ratepayers, and if needed, develop an implementation plan to phase-in adjustments to ease the impact on customers. Our recommendations can include a "normal year" schedule of rates and a "drought year" schedule of rates.

## Task 6 – Impacts of Capital Projects

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Our cash flow analysis will isolate the impacts of capital funding separate from increases needed to fund other utility expenses. Typically, L&T suggests three capital funding scenarios: 1) bare bones: fund only critical improvements, 2) priority funding: fund critical projects plus high-priority, level of service improvements, and 3) full funding: fund all proposed projects. We will work with the City to determine

project affordability and adjust our rate recommendations accordingly. L&T will review various financing options to fund capital needs, including pay-as-you-go/cash funding and other debt financing alternatives, such as State loans/grants, bank loans, and certificates of participation/bonds.

## **Task 7 – Reports**

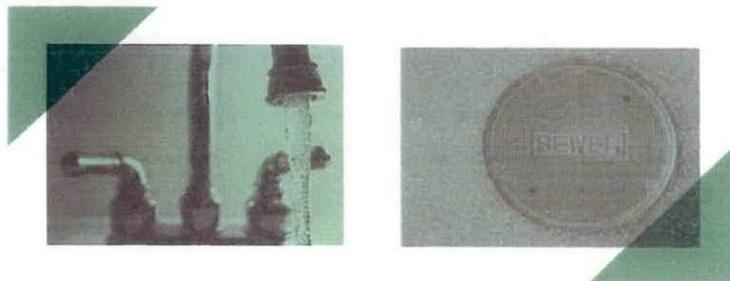
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Submit a draft summary report for City review and feedback. The report will summarize findings and recommendations and discuss key alternatives when applicable. The final report will reflect input received. Our reports are intended to serve as the administrative record for the City and will be compliant with Propositions 218 and 26. All study materials will be submitted to the City in their native format (Word, Excel, Powerpoint, etc.).

## **Task 8/9/10 – Meetings & Presentations**

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L&T proposes five (5) in-person meetings for the rate study. The first meeting is the data gathering/kickoff meeting with staff and the next meeting is to review preliminary recommendations. Based on direction from the City, L&T will make revisions. The next two meetings are informational, public workshops with City Council. We will present draft results and provide a “Rates 101” educational overview. Topics will include the rate study methodology, funding challenges, and legal requirements. We will submit the final report and request authorization to initiate the Proposition 218 process. Our final presentation will occur at the Proposition 218 hearing. We will give an overview of the rate proposal and adoption procedures. L&T will take the lead in drafting the Proposition 218 notice.



## DELIVERABLES

- Data needs list
- Kickoff meeting
- Identification of capital improvement expenses and allocation of costs between existing and future residents (focus on repair and replacement of assets)
- Financing alternatives including grants, loans, bonds, assessments, and community facilities districts
- Review of prudent reserves
- Cash flows with anticipated funding sources and cost recovery
- 10-year debt service coverage analysis
- Excel-based financial model and cost allocation
- Rate design alternatives
- Bill impacts and rate survey of local agencies
- Draft and final reports (printed copies as needed)
- One progress meeting with staff
- Two presentations to City Council and/or community workshops for the adoption of the rates
- Summary presentation at the public hearing
- Proposition 218 public notices and/or educational materials



## BUDGET

### COMPENSATION

Provided below is Lechowicz & Tseng Municipal Consultants' budget for the study including direct expenses and five (5) in-person meetings.

PROJECT TASKS	HOURS			BUDGET (@ \$195/hr)
	Lechowicz	Tseng	Total	
	Project Mgr	Financial Analyst		
1. Data Gathering & Kickoff	12	10	22	\$4,290
2. Financial Plan	18	6	24	\$4,680
3. Cost Allocation	6	12	18	\$3,510
4. Survey of Local Rates	1	3	4	\$780
5. Rate Design	16	8	24	\$4,680
6. Impacts of Capital Projects	8	0	8	\$1,560
7. Draft and Final Reports	16	28	44	\$8,580
8. Workshops	12	4	16	\$3,120
9. Presentations	18	2	20	\$3,900
10. Additional Progress Meeting	12	4	16	\$3,120
<b>Subtotal</b>	<b>119</b>	<b>77</b>	<b>196</b>	<b>\$38,220</b>
Estimated Expenses				\$500
<b>TOTAL PROJECT BUDGET</b>				<b>\$38,720</b>

### BILLING RATE SCHEDULE 2020

Lechowicz & Tseng's hourly rate is \$195 for principals and \$95 for staff analysts. No subconsultants are needed for this assignment. The professional time rate includes all overhead and indirect costs. Direct expenses incurred on behalf of the client will be billed at cost. Direct expenses include, but are not limited to:

- Travel, meals, lodging
- Automobile mileage
- Printing and report binding
- Courier services and mailing costs
- Outside computer services or software development
- Special legal services

## DISCLOSURES

### CONFLICTS OF INTEREST

The firm of Lechowicz & Tseng Municipal Consultants and its employees have no personal or professional financial or other interests which could be a conflict of interest.

### MUNICIPAL SECURITIES RULEMAKING BOARD

Depending on the extent of services provided under the financial planning task, the study may include municipal advisory activities subject to Municipal Securities Rulemaking Board (MSRB) oversight. Our duties as a Municipal Advisor are listed below:

- Lechowicz & Tseng Municipal Consultants will notify the client in writing, if and when, our services transition into municipal advisory services as categorized by the MSRB. Municipal advisory services will cease when the final report is presented to the client.
- Lechowicz & Tseng Municipal Consultants will provide advice and conduct activities with a “duty of care” and a “fiduciary duty” to the client. Our role and responsibilities during this engagement will continue through the completion of the project.
- Lechowicz & Tseng Municipal Consultants is a registered Municipal Advisor with the Securities and Exchange Commission (SEC Registration No. 867-02374) and the Municipal Securities Rulemaking Board (MSRB ID K1236).
- Lechowicz & Tseng Municipal Consultants has never been cited for any legal or disciplinary action regarding municipal advisory activities.
- Lechowicz & Tseng Municipal Consultants has not and will not receive any compensation from any third party seeking to provide services, municipal securities transactions, or municipal financial products related to this assignment. L&T or any of its employees will not engage in any activities that would produce a direct or indirect financial gain for the firm other than compensation for our services identified in this proposal.

The website address for the Municipal Securities Rulemaking Board (MSRB) is [www.MSRB.org](http://www.MSRB.org).

The MSRB's website provides a municipal advisory client brochure that describes the protections that may be provided by the MSRB rules and how to file a complaint with an appropriate regulatory authority. The municipal advisory client brochure is accessible via a link on [www.MSRB.org](http://www.MSRB.org) or can be downloaded from <http://www.msrb.org/~media/Files/Resources/MSRB-MA-Clients-Brochure>.



THANK YOU



LECHOWICZ + TSENG  
MUNICIPAL CONSULTANTS

PO Box 3065 | Oakland, CA 94609 | (510) 545-3182 | [www.LTmuniconsultants.com](http://www.LTmuniconsultants.com)

**Exhibit “B” Provided by Consultant**

**ATTACHMENT B-PROPOSAL PRICING FORM**

Proposer should provide a not to exceed amount per task, to be based on hourly labor rates. The not to exceed amount determination should be all inclusive and include any incidental costs, such as transportation fees.

Task	Task Description in Brief	Fee	Estimated time to Complete Task
1	In person kick off meeting, data list request	\$4,290	22 hours
2	Draft and Final 10 Year Financial Plan Model	\$4,680	24 hours
3	Cost Service analysis by Customer Class	\$3,510	18 hours
4	Comparative Rate analysis to neighboring utilities	\$780	4 hours
5	Recommend rate and fee structures	\$4,680	24 hours
6	Review impacts of projected new developemnt and redevelopment	\$1,560	8 hours
7	Draft and Final reports-document of record	\$8,580	44 hours
8	Conduct Rate workshops	\$3,120	16 hours
9	Develop and present the Proposition 218 notice of Public Hearing	\$3,900	20 hours
10	Additional tasks, meetings an/or webinars deemed necessary	\$3,120	16 hours

Travel expenses      \$500  
**TOTAL BUDGET**    \$38,720    196 hours

Please submit your hourly labor rate schedule by classification.

Please submit your travel rates, if applicable.

L&T Hourly Rates  
 \$195 - Principals  
 \$95 - Staff Analyst

Travel rate - not applicable

 1/27/2020  


---

 Alison Lechowicz

This proposal is binding upon the undersigned for 90 days after the Proposal Submittal Deadline

Company: Lechowicz & Tseng Municipal Consultants  
Address PO Box 3065  
Oakland, CA 94609  
Contact Person Alison Lechowicz  
Telephone (510) 545-3182  
Email Address alison@LTmuniconsultants.com

Signatures for Proposer

If INDIVIDUAL, sign Below

If CORPORATION, sign Below  
(show Names of Non-signing Officers)

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
A CORPORATION

\_\_\_\_\_  
Post Office Address

\_\_\_\_\_  
Name of State Where Chartered

\_\_\_\_\_  
Signature Date

If PARTNERSHIP, sign Below  
(Show Names of non-signing Partners)  
Alison Lechowicz  
Catherine Tseng

\_\_\_\_\_  
PRESIDENT Date

Name of Partners  
 1/27/2020  
Signature Date

\_\_\_\_\_  
SECRETARY Date

\_\_\_\_\_  
TREASURER Date

PO Box 3065  
Oakland, CA 94609  
Post Office Address

\_\_\_\_\_  
Post Office Address

**AFTER SIGNING, PLEASE SUBMIT ALL PAGES OF THIS PROPOSAL PRICING FORM, INCLUDING THE SIGNATURE PAGES. PLEASE TURN IN ALL PAGES.**

## EXHIBIT "C"

### GENERAL PROVISIONS

(1) INDEPENDENT CONTRACTOR. At all times during the term of this Agreement, CONSULTANT shall be an independent contractor and shall not be an employee of CITY. CITY shall have the right to control CONSULTANT only insofar as the results of CONSULTANT'S services rendered pursuant to this Agreement; however, CITY shall not have the right to control the means by which CONSULTANT accomplishes services rendered pursuant to this Agreement.

(2) LICENSES; PERMITS; ETC.. CONSULTANT represents and warrants to CITY that CONSULTANT has all licenses, permits, qualifications, and approvals of whatsoever nature which are legally required for CONSULTANT to practice CONSULTANT'S profession. CONSULTANT represents and warrants to CITY that CONSULTANT shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement, any licenses, permits, and approvals which are legally required for CONSULTANT to practice his profession.

(3) TIME. CONSULTANT shall devote such services pursuant to this Agreement as may be reasonably necessary for satisfactory performance of CONSULTANT'S obligations pursuant to this Agreement.

(4) INSURANCE.

(a) WORKER'S COMPENSATION. During the term of this Agreement, CONSULTANT shall fully comply with the terms of the law of California concerning worker's compensation. Said compliance shall include, but not be limited to, maintaining in full force and effect one or more policies of insurance insuring against any liability CONSULTANT may have for worker's compensation.

(b) GENERAL LIABILITY AND AUTOMOBILE INSURANCE. CONSULTANT shall obtain at its sole cost and keep in full force and effect during the term of this agreement broad form property damage, personal injury, automobile, employer, and comprehensive form liability insurance in the amount of \$2,000,000 per occurrence; provided (1) that the CITY, its officers, agents, employees and volunteers shall be named as additional insured under the policy; and (2) that the policy shall stipulate that this insurance will operate as primary insurance; and that (3) no other insurance effected by the CITY or other names insured will be called upon to cover a loss covered there under; and (4) insurance shall be provided by an, at least, A-7 rated company.

(c) PROFESSIONAL LIABILITY INSURANCE. During the term of this Agreement, CONSULTANT shall maintain an Errors and Omissions Insurance policy in the amount of not less than \$1,000,000.

(d) CERTIFICATES OF INSURANCE. CONSULTANT shall file with CITY'S City Clerk upon the execution of this agreement, certificates of insurance which shall provide that no cancellation, major change in coverage, expiration, or non-renewal will be made during the term of this agreement, without thirty (30) days written notice to the City's City Clerk prior to the effective date of such cancellation, or change in coverage.

(5) CONSULTANT NOT AGENT. Except as CITY may specify in writing, CONSULTANT shall

have no authority, express or implied, to act on behalf of CITY in any capacity whatsoever as an agent. CONSULTANT shall have no authority, express or implied, pursuant to this Agreement, to bind CITY to any obligation whatsoever.

(6) ASSIGNMENT PROHIBITED. No party to this Agreement may assign any right or obligation pursuant to this Agreement. Any attempted or purported assignment of any right or obligation pursuant to this Agreement shall be void and of no effect.

(7) PERSONNEL. CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. In the event that CITY, at its sole discretion, at anytime during the term of this Agreement, desires the removal of any person or persons assigned by CONSULTANT to perform services pursuant to this Agreement, CONSULTANT shall remove any such person immediately upon receiving notice from CITY of the desire of CITY for the removal of such person or persons.

(8) STANDARD OF PERFORMANCE. CONSULTANT shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which CONSULTANT is engaged in the geographical area in which CONSULTANT practices his profession. CITY pursuant to this Agreement shall be prepared in a substantial, first-class, and workmanlike manner, and conform to the standards of quality normally observed by a person practicing in CONSULTANT'S profession. CITY shall be the sole judge as to whether the product of the CONSULTANT is satisfactory.

(9) CANCELLATION OF AGREEMENT. This Agreement may be canceled at any time by CITY for its convenience upon written notification to CONSULTANT. CONSULTANT shall be entitled to receive full payment for all services performed and all costs incurred to the date of receipt of written notice to cease work on the project. CONSULTANT shall be entitled to no further compensation for work performed after the date of receipt of written notice to cease work. All completed and uncompleted products up to the date of receipt of written notice to cease work shall become the property of the CITY.

(10) PRODUCTS OF CONSULTING. All products of the CONSULTANT resulting from this Agreement shall be the property of the CITY.

(11) INDEMNIFY AND HOLD HARMLESS. CONSULTANT shall indemnify, hold harmless the CITY, its officers, agents and employees from all claims, suits, or actions of every name, kind and description, brought forth on account of injuries to or death of any person or damage to property to the extent arising from or connected with the willful misconduct, negligent acts, errors or omissions, ultra-hazardous activities, activities giving rise to strict liability, or defects in design by the CONSULTANT or any person directly or indirectly employed by or acting as agent for CONSULTANT in the performance of this Agreement, including the concurrent or successive passive negligence of the City, its officers, agents or employees.

It is understood that the duty of CONSULTANT to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code.

Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(12) PROHIBITED INTERESTS. No employee of the CITY shall have any direct financial interest in this agreement. This agreement shall be voidable at the option of the CITY if this provision is violated.

(13) LOCAL EMPLOYMENT POLICY. The City of Winters desires wherever possible, to hire qualified local residents to work on city projects. Local resident is defined as a person who resides in Yolo

County.

The City encourages an active affirmative action program on the part of its contractors, consultants, and developers.

When local projects require, subcontractors, contractors, consultants, and developers will solicit proposals from qualified local firms where possible.

As a way of responding to the provisions of the Davis-Bacon Act and this program, contractor, consultants, and developers will be asked to provide no more frequently than monthly, a report which lists the employee's residence, and ethnic origin.

(14) CONSULTANT NOT PUBLIC OFFICIAL. CONSULTANT is not a "public official" for purposes of Government Code §87200 et seq. CONSULTANT conducts research and arrives at conclusions with respect to his or her rendition of information, advice, recommendation or counsel independent of the control and direction of the CITY or any CITY official, other than normal contract monitoring. In addition, CONSULTANT possesses no authority with respect to any CITY decision beyond the rendition of information, advice, recommendation or counsel.



CITY COUNCIL  
STAFF REPORT

TO: Honorable Mayor and Councilmembers  
DATE: March 17, 2020  
THROUGH: John W. Donlevy, Jr., City Manager  
FROM: Shelly A. Gunby, Director of Financial Management  
SUBJECT: Comprehensive Annual Financial Report (CAFR)

**RECOMMENDATION:**

Staff recommends that the City Council receive the 2018-2019 Comprehensive Annual Financial Report (CAFR).

**BACKGROUND:**

Every year the City of Winters has an independent audit performed by an outside auditing firm. The audit was performed by Van Landt and Fankhenal LLP for the 2018-2019 fiscal year. Upon completion of the audit, a Comprehensive Annual Financial Report, or CAFR is prepared by staff and the auditors to provide useful financial information for the City Council, Staff and Citizens regarding the operations of the City of Winters.

This year's CAFR contains information about factors affecting the financial condition of the City, the effect of the economy on our ability to adhere to certain financial policies, information about the capital projects and information about the awards that have been received by the City. This information is contained in the transmittal letter.

Included in the Management Discussion and Analysis (MD&A) is a discussion prepared by staff about the financial highlights for the year, a guide to the financial statements, analysis of the Government Wide Financial Statements and Governmental Activities, other major funds, budgetary highlights, capital and debt administration and economic factors impacting future budgets.

Page 26 of the report includes the Balance Sheet for the Governmental Funds of the City of Winters; these are all funds with the exception of the Water and Sewer Funds and the Trust Funds for the former redevelopment agency.

The Balance Sheet for the General Fund includes the following items:

Description	Revenue in Excess of Expenditures	Fund Balance
General Fund	(436,775.56)	504,958.39
Community Development Dept	168,321.48	(1,137,532.99)
Fireworks	825.00	(11,606.97)
Senior Fund Donations	8.61	361.73
Winters Swim	42.38	1,782.27
Park Maintenance Committee	56.48	2,374.98
Koda Camp	(13,690.35)	12,715.91
ASP Tuition	55,810.00	55,810.86
Canine Program	(7,450.93)	1,051.92
Police Cadet Program	486.48	3,577.11
Community Garden	259.14	282.95
General Fund Capital	11,742.37	493,797.91
Capital Equipment Replacement	(60,548.59)	427,505.36
Service Reserve Fund	5,908.43	1,064,930.53
General Plan Deficit	45,024.99	(338,019.57)
General Debt Service	1,410.29	59,306.66
<b>Total</b>	<b>(228,569.78)</b>	<b>1,141,297.05</b>

The funds are combined into the General Fund for Financial Reporting purposes due to the fact that the items are not restricted by law for their use, but, rather restricted for use by decisions made by the City Council, or for ease of determining how a particular program is performing over time.

Included in the CAFR is Note 9 on page 53-55, Post-Retirement Health Insurance Benefits. The City of Winters provides retired employees the opportunity to continue their health insurance with CALPERS. When a retiree elects to continue their health insurance coverage with CALPERS, a portion of the cost is paid by the City of Winters. For 2018 this amount was \$133 per month per employee, for 2019 the amount is \$136 per month per employee. Prior to the 2017-2018 CAFR, the City implemented and reported based on GASB 45 (Governmental Accounting Standards Board Statement number 45). GASB 45 requires that the City calculate the estimated liability to provide this benefit to employees. In 2018-2019 the City of Winters implemented GASB Statement number 75, Accounting and Financial Reporting for Postemployment Benefits other than Pensions. The City engaged an OPEB (Other Post Employment Benefits) actuarial to provide the required calculations and information as required under GASB 75. The assumptions used to provide the OPEB liability are detailed on Page 55.

The result of the actuarial is an increase in the OPEB liability from the prior year. Under the Plan Description on page 54, the note references a trust that meets the criteria in paragraph 4 of Statement 75. The City Council adopted a Policy on Pension and OPEB Liabilities in 2019 that was amended December 17, 2019. Staff has begun researching the various options that are

available to implement a prefunding strategy and will be bring forward a recommendation to begin providing funding for the OPEB liability in late spring 2020 as required by the adopted policy.

Note 10 on page 56-59 discusses the CALPERS Defined Benefit Pension Plan as of June 30, 2017. Pension Reform, known as PEPRRA began in January 2013. We have new tiers of retirement for any new CALPERS members, and all new CALPERS members must pay 50% of the normal cost of the defined benefit plan. The City has changed some of our recruitment information based on whether potential employees are current CALPERS members or not. Beginning in 2018 the City may require existing employees to pay 50% of the normal cost of the defined benefit plan. This will impact salary and benefit negotiations with employees in the future. The City Council adopted a Policy on Pension and OPEB Liabilities in 2019 that was amended December 17, 2019. Staff is exploring opportunities to implement the paying down the unfunded liabilities that exist in the CalPERS plans the City is a member of. Staff has met with CalPERS on implementing the adopted policy by making additional discretionary payments as specified.

The CAFR includes a comparison of the proposed budget to actual results for certain funds. These are called Major Funds and in 2018-2019 the City had 2 Governmental (not Water and Sewer) major funds, the General Fund, The Revolving Loan Fund (which is a combination of 5 funds grouped together) and the Home-Choc Grant Fund. The Revolving Loan Fund had a fund balance of \$1,475,504 as of 6-30-19. The actual to budget information for the General Fund can be found on page 62. The original budget projected a (\$2,841) change in fund balance, no mid-year budget adjustments were made, the projected change in fund balance was (\$2,841), and the actual change in fund balance from operations was (\$288,570), however an entry for the 6-30-17 and 6-30-18 shortfall for the Citywide Assessment District of \$250,428. created a change in fund balance of (\$228,570). The Budgeted amount included funds 101-General Fund and fund 102-Community Development. The actual change in fund balance for these two funds was (\$389,618) or \$386,777 less than budgeted. The difference in the budgeted amount and the final results is due to the failure of projects to move forward, specifically, the Freeway Hotel and the Blue Mountain Terrace projects, as well as the adjustment for the City-Wide Assessment District shortfall. To date, only the Freeway Hotel has actually paid the building permit fees in the current year. The table included above in the discussion of the makeup of the balance of the fund balance of the General Fund shows how each fund contributed to the \$228,570 decrease in General Fund balance. The decrease in fund balance of \$228,570 is similar to the use of a savings account to continue to pay for expenses that continue to occur. Additional economic development needs to be implemented in order for the revenues of the City to be at a level to sustain, and hopefully, expand services provided to the citizens of the City,

Page 79-88 shows the results of the various special revenue funds operated by the City. The first column includes information on the City-Wide Assessment District. This fund is responsible for funding the costs of the services performed to maintain all of the parks within the City. Currently the fund is operating at a deficit, and this deficit is funded by the General Fund. The City has recently completed the park close to the Orchard Village Apartments, Walnut Park. Completion of the Putah Creek Nature Trail and Walnut Park have added significant new service requirements for park maintenance. Funding for the park maintenance is now \$82.50 per residential unit per year, and \$41.25 per non-residential unit per year. Currently there is no anticipated increase in the rate per unit, and the only way to increase the available funding for park maintenance is to add additional units to the city (both residential and non-residential). Without additional funding

sources, the general fund will continue to subsidize park maintenance.

Beginning on page 119 is the Statistical Section of the CAFR. This section compares results for the prior 10 years for various operating results. These are required to be included in specific formats for inclusion in the CAFR. Page 125 compares the Governmental Fund Balances for the last 10 years, the story of the General Fund is a continual reduction in fund balance from 2012 to present. This shows the impact of using our "savings" account to continue operations. This also shows that while we prepared for the economic "slowdown" by committing to reserve fund balances, we now need to look to increasing fund balances in the future to be prepared for the next "slowdown". This will be accomplished by looking to economic development and housing construction in the next few years.

Page 130 shows the fluctuation in General Fund tax revenues of the City. The impact of the increase in the Utility User tax in 2010-2011 is clearly evident in the Other Taxes column. Also illustrated is the impact of the housing values in the decrease of property taxes from a high in 2009 of \$1,395,538 to the 2010 amount of \$1,121,922, a 19% decrease in one year. We are now rebounding from the 2011 low, but still see some volatility in the property taxes as 2017 receipts were 2% lower than 2016, but see a significant increase in 2018 due to the new homes added by the Winters Ranch Subdivision, as additional homes were built that helped increase the assessed value in the 2018-2019 fiscal year by 5% over 2017-2018. Additional retail outlets have helped in providing an increase in Sales tax.

Page 119 and 120 show the changes in net position for Governmental Funds over the past 10 years. This can be somewhat deceptive, due to the fact that included in the Governmental Funds include all the special revenue funds, and most especially the Grant Funds. The use of Grant Funds typically has a negative impact on the Governmental Fund Balances. This is due to the fact that most Grants are handled on a reimbursement basis, that is, the City advances the funds to pay for the services that are grant funded, and then we receive a reimbursement from the Grant for the amounts that we have advanced. This means that most of the time, until the grant is completed, we have always paid more out for grant projects than we have received.

Page 131 includes information on Assessed Values for the last 10 years, and clearly shows how our Assessed values were reduced with the housing crisis, and the associated foreclosures and are now beginning to rebound somewhat but are still significantly lower than the high in 2010 for properties outside of the former redevelopment project area. The assessed values in the former redevelopment project area have increased significantly in the last few years. This is due to the sale of property formerly held by the former Redevelopment Agency having been sold to private persons/developers to be developed, and the build out of the Winters Ranch subdivision which was completely inside the former project area. Once property transfers from the former Redevelopment Agency or Successor Agency to a private individual or company, it becomes subject to property taxes once again. As development is undertaken and improvements are made, such as homes and/or businesses such as hotels and offices are completed, the assessed value increases and will provide additional revenues on an recurring basis to the City of Winters.

The CAFR (Comprehensive Annual Financial Report) is posted on the City of Winters website for the public to have access to read and review. The address is <http://www.cityofwinters.org/wp-content/uploads/2020/01/2019CAFRWinters.pdf>.

**FISCAL IMPACT:**

None by this action

**ATTACHMENTS**

Comprehensive Annual Financial Report (CAFR) under separate cover.

**City of Winters, California**  
**Comprehensive Annual Financial Report**  
**For the Year Ended**  
**June 30, 2019**



City Manager-John W. Donlevy Jr.

Director of Financial Management/City Treasurer-Shelly Gunby

318 First Street

Winters, CA 95694

Phone (530) 795-4910 Fax (530) 795-4935

[www.cityofwinters.org](http://www.cityofwinters.org)

**CITY OF WINTERS  
CALIFORNIA**

**COMPREHENSIVE ANNUAL FINANCIAL REPORT**

**FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

**CITY OF WINTERS  
Finance Department**

**Shelly Gunby  
Director of Financial Management**

**City of Winters**  
**Comprehensive Annual Financial Report**  
Year Ended June 30, 2019

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**City of Winters**  
**Comprehensive Annual Financial Report**  
**Year Ended June 30, 2019**

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## **INTRODUCTORY SECTION**



January 27, 2020

To the Honorable Mayor, Members of the City Council and the Citizens of the City of Winters:

The comprehensive annual financial report of the City of Winters for the year ended June 30, 2019 is hereby submitted as mandated by State statutes. These statutes require that all general-purpose governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

This report consists of management’s representations concerning the finances of the City of Winters. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Winters has established a comprehensive internal control framework that is designed to both protect the government’s assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Winters financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Winters comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Winters financial statements have been audited by Van Lant and Fankhanel, LLP, a firm of licensed certified public accountants. The goal of the audit was to provide reasonable assurance that the financial statements of the City of Winters for the fiscal year ended June 30, 2019 are free of material misstatement. The independent audit involved examining on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Winters financial statements for the fiscal year ended June 30, 2019 are fairly presented in conformity with GAAP. The independent auditor’s report is presented as the first component of the financial section of this report.

GAAP requires that the management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management’s Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Winters MD&A can be found immediately following the report of the independent auditors.

318 First Street  
Winters, CA 95694  
Phone.530.795.4910  
Fax. 530.795.4935

**COUNCIL MEMBERS**  
Pierre Neu  
Harold Anderson  
Jesse Loren

**MAYOR**  
Wade Cowan  
**MAYOR PRO TEM**  
Bill Biasi

**CITY CLERK**  
Nanci Mills  
**TREASURER**  
Michael Sebastian

**CITY MANAGER**  
John W. Donlevy, Jr.

## **Governmental Profile**

The City of Winters, incorporated in 1898, is located in the southwestern corner of Yolo County, immediately north of the Solano County line and just east of the Vaca Mountain Range. The City of Winters is bordered to the east by I-505. Interstate 80, which lies just 11 miles south, provides easy access to the major metropolitan areas of Sacramento and the Bay Area. State Highway 128 passes directly through the City of Winters and is a major access route to the Napa Valley and recreational opportunities at Lake Berryessa.

The City of Winters is a general law city and employs the Council/Manager form of government. The City Council acts as the legislative and policy making body for the City. The City Council consists of 5 members. The City Council appoints the Mayor after each Council election. The Council appoints the City Manager, City Attorney, and all members of the various boards and commissions, which serve in an advisory capacity to the City Council. The Council sets policy on all public matters relating to the City of Winters, and, adopts an annual budget in which the years approved programs, projects and services are financed. The City Council periodically establishes citywide goals and updates the General Plan and Zoning Ordinances as needed. The City Manager is the chief administrator and is responsible for implementing the policies and priorities of the City Council. The City Clerk and City Treasurer appointed by the City Council.

The City of Winters provides a full range of services, including police and fire protection; the construction and maintenance of streets and other infrastructure; water and sewer services; recreational activities and cultural events. The City of Winters was also responsible for the legally separate Winters Community Development Agency which was dissolved by the State of California on January 31, 2012. The Community Development Agency non-housing assets, liabilities and operations were assumed by the City of Winters as Successor Agency to the Dissolved Winters Community Development Agency and are included as a Private -Purpose Trust Fund in this report. The Housing assets and operations were assumed by the City of Winters and are included as a Special Revenue Fund in this report.

The annual budget serves as the foundation for the City of Winters financial planning and control. In recent years, the City has employed the use of a two-year budget cycle which encompasses the adoptions of concurrent individual fiscal year budget. All agencies of the City of Winters are required to submit requests for appropriation to the Director of Financial Management which are then implemented in each the ensuing fiscal years. The Director of Financial Management uses these requests as the starting point for developing a proposed budget. The Director of Financial Management and the City Manager present this proposed budget to the City Council for review in May and is required to be legally adopted by June 30, the close of the City of Winters fiscal year. The appropriated budget is adopted at the fund and departmental level. The City Manager is authorized to make transfers between account codes and departments within each fund, except contingencies. City Council approval is required for transfers between funds, except for those inter-fund transfers approved in the budget. Budget to actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the General Fund, the comparison is presented as part of the basic financial statements for the governmental funds. For governmental funds other than the general fund with appropriated annual budgets this comparison is presented in the governmental fund subsection of this report.

## **Management Approach**

Over the past ten (10) years, the primary focus of our management of the City has been fiscal and service sustainability. Simply put, we have worked to identify both needed and desired service levels and the associated costs and determined strategies for maintaining the quality of our municipal operations.

---

The approach has included a collaboration of all departments, the City Council and the community at large to begin a process of strategic planning for the long-term service, facility, park and open space, and capital equipment needs for the City. A significant amount of time has been spent on research and workshops to begin defining both current and long-term needs.

### **Factors Affecting Financial Condition**

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific economy that affects the City of Winters.

With the passage of Proposition 1A, the City has reduced its vulnerability to state raids of city funding sources, but, has not eliminated it completely. State legislation has often been directed at local governments to re-direct city revenues to cover the State's fiscal shortfalls. Potential take-away's have presented a real threat to the City's fiscal situation in the past and the Redevelopment Agency was dissolved as of January 31, 2012 based on the Supreme Court's decision in December 28, 2011.

Economically, Winters, while residing in Yolo County is primarily impacted and influenced by the economies of Solano County and the East San Francisco Bay Area.

- Housing prices have started a sharp recovery and we expect prices to continue to increase.
- Residential construction has been completed on all 72 units of Winters Ranch (formerly known as the Ogando Hudson Subdivision), and construction has begun on some units in the 400 unit Winters Highlands Project (now called Stone's Throw) and construction has begun in the 117 unit Callahan Estates subdivision, with a few homes completed by June 30, 2019. Other approved subdivisions have begun re-engaging the City of Winters in order to facilitate the construction of the approved residential subdivisions.
- The City's Sales Tax has seen a rebound from \$267,204 in 2009-2010 to \$717,923 in the current fiscal year.
- Additional freeway serving businesses are expected to develop along the Grant Avenue corridor, the new State of the Art PG&E Gas Operation Technical Training facility began operations in September of 2017 and the Starbucks, directly across the street from the PG&E facility opened in January 2018. Additionally a Fairfield Inn (Marriot) Hotel planned to be adjacent to the Starbucks has closed on financing and the project should begin construction in late First Quarter or early Second Quarter of 2020.
- Winters proximity to the I-80/I-505 corridor has made the location a logical next step in industrial development. The expansion of Solano County industry has driven developers to the Winters area in search of affordable land. The area in and around Vacaville and I-505 has caused many to look towards Winters as a potential area of industrial expansion.
- The construction of a boutique style Downtown Hotel is complete, and accommodations begun being offered in the last quarter of 2019 on a limited basis. The Hotel will host a Grand Opening in January 2020, providing accommodations for overnight tourists and a conference area for business in the area.

A key focus of the City Council and Staff has been capital projects to repair infrastructure and modernize facilities. Our vision is toward the future and a strong capital base.

A key hurdle for development in the Winters industrial area is flood control. Much of the City's northern area is a part of a FEMA Flood Area and is in need of mitigation. The City has developed a Flood Master Plan for this section of the City, which projects the need for almost \$20 million in improvements to mitigate the effects of flooding. The PG&E facility construction has provided improvements required as part of the Flood Master Plan.

In order to facilitate this growth and maintain a quality community, Staff has initiated a number of internal programs to assure effective review of projects and implementation of the City's economic development strategies. Economic expansion will invariably lead to higher revenues, and higher costs, to the City; therefore, balancing these revenues and costs is a key issue.

### **Long-Range Financial Planning**

The city has developed a long-range financial plan. The goals of developing this long-range plan include the following:

1. Understanding of all the revenue sources used to implement projects and services throughout the community and the impacts to the growth rate of the services.
2. Identifying recurring vs. nonrecurring revenues.
3. Reviewing all services provided by the City and the corresponding costs of those services.
4. Provide service levels consistent with the General Plan.
5. Establish a Service reserve fund from nonrecurring (one-time) revenues.
6. Establish a long-term financial strategy and plan.
7. Establish a "living" document that can be updated as identified variables change that will affect the plan.

### **Relevant Financial Policies**

The 2008 recession impacted the City of Winters significantly with a reduction in assessed values and a resulting reduction in property tax revenues, these revenues are just returning to 2008 levels, a full 10 years later. Measure W, enacted in June 2010 by the voters of the City of Winters, increased the Utility User Tax from 4.75% to 9.5%. The City of Winters has worked diligently to increase revenues through various Economic Development projects, and these efforts have provided additional revenues while the economy has begun to improve for existing business, and the assessed values of properties within the City have begun to recover. The combination of the new businesses throughout the City and the increase in assessed values are included in the 2018-2020 budget, and the City of Winters is once again anticipating adhering to our our General Fund policy that "Operating Revenues must fully cover operating expenditures" in the 2019-2020 fiscal year. Our Policy of having reserves on hand, as well as significant concessions from all levels of staff allowed the City to continue to provide consistent levels of service during times of declining revenues and staff is committed to continue to adhere to these policies in the future.

### **Capital Projects**

The City has focused on the implementation of critical infrastructures as part of our overall Capital Improvement planning. Since 2010 the focus has been on "backbone" infrastructure to support current needs, while providing opportunity for economic development. Projects have been implemented utilizing the 2007 Water and Sewer Revenue Bonds as well as budgeted capital funds from City run utilities and various grant programs. Examples include:

- Water Well #7 was completed to sustain reliability and allow key subdivision and economic projects to advance throughout the City.

- Water pipes were extended to the area along I-505, which resulted in extensive freeway commercial expansion and the PG&E Gas Training Facility.
- Sewer lines were replaced throughout the oldest part of the City.
- Wells #2 and #6 were rehabilitated to allow them to run more efficiently.
- A SCADA (Supervisory Control and Data Acquisition) system was installed to maximize efficiency of utility systems. This allows for computer monitoring of the status of the Water and Sewer Systems at all times.
- Water Meters were installed City Wide and beginning January 2012. all water customers began being billed based on consumption.
- The advanced construction of traffic infrastructure (signal and roundabout) has advanced traffic capacities to reduce the burden of future economic development projects.

Capital Improvement Plans will be reviewed and updated in the 20-21 fiscal year and will coordinate with the master plans for both Water and Sewer Enterprise Functions. The Development Impact fee program was reviewed during the fiscal year and new fees were adopted effective January 1, 2019.

#### **Awards and Acknowledgements**

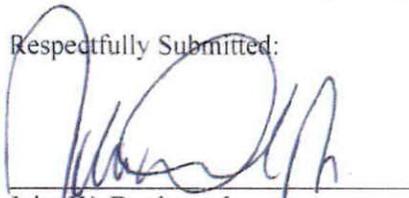
In 2009, the City of Winters was awarded the 2009 SACOG Blueprint Excellence Award for its efforts in planning, engineering and capital project implementation. This award is the highest award given within the five (5) county region in recognition for "smart growth" and the agency's ability to effectively implement capital projects.

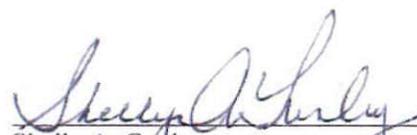
The Government Finance Officer Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Winters for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2018. This is the sixteenth (16<sup>th</sup>) year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City of Winters published an easily readable and efficiently organized CAFR. This report satisfied both the GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements and are submitting it to the GFOA to determine its eligibility for another certificate.

This report could not have been prepared without the cooperation of all staff of the City of Winters. Also, we would like to acknowledge the professional work and advice of Van Lant and Fankhanel, LLP.

Respectfully Submitted:

  
\_\_\_\_\_  
John W. Donlevy, Jr.  
City Manger

  
\_\_\_\_\_  
Shelly A. Gunby  
Director of Financial Management

# CITY OF WINTERS, CALIFORNIA

## ELECTED AND APPOINTED OFFICIALS



### CITY COUNCIL

- *Bill Biasi*.....Mayor
- *Wade Cowen*.....Mayor Pro Tem
- *Pierre Neu* ..... Council member
- *Harold Anderson*..... Council member
- *Jesse Loren*..... Council member

### APPOINTED OFFICIALS

- *John W. Donlevy, Jr.*.....City Manager
- *John Miller* .....Police Chief
- *Shelly A. Gunby*.....Director of Financial Management
- *Shelly A. Gunby*.....City Treasurer
- *Tracy Jensen*.....City Clerk
- *Vacant* ..... Director of Community Development
- *Dan Maguire*.....Housing & Economic Development Manager
- *Brad Lopez* ..... Fire Chief





Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Winters  
California**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

**June 30, 2018**

*Christopher P. Morrill*

Executive Director/CEO

## **FINANCIAL SECTION**



## Independent Auditor's Report

The Honorable City Council  
City of Winters, California

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Winters (City), as of and for the year ended June 30, 2019, and the related notes to the financial statements which collectively comprise the City's basic financial statements as listed in the table of contents.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

---

Van Lant & Fankhanel, LLP  
25901 Kellogg Street  
Loma Linda, CA 92354

909.856.6879

## ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Winters, as of June 30, 2019, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## ***Other Matters***

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison information, and other required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the City's basic financial statements. The introductory section, schedules listed in the supplementary information section of the table of contents, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining statements and schedules listed in the supplementary information section of the table of contents are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements and schedules listed in the supplementary information section of the table of contents are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated January 27, 2020, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

*Van Lant + Fankhsnel, LLP*

January 27, 2020

**CITY OF WINTERS, CALIFORNIA**  

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**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

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**Management's Discussion and Analysis**

As management of the City of Winters, we offer readers of the City of Winters financial statements this narrative overview and analysis of the financial activities of the City of Winters for the fiscal year ended June 30, 2019. We encourage readers to consider the information presented here in conjunction with the accompanying transmittal letter, the basic financial statements, and the accompanying notes to the basic financial statements.

The financial statements presented herein include all financial activities of the City and its component units in accordance with Governmental Accounting Standards Board Statement No. 34, "Basic Financial Statements-and Management's Discussion and Analysis-For State and Local Government" (GASB 34).

The Government-Wide Financial Statements present the financial position of the City using the economic resources measurement focus and the accrual basis of accounting. These statements present governmental activities and business-type activities separately. Also, these statements include all assets of the City, as well as all liabilities, including long-term debt. Additionally, in accordance with GASB 34, certain eliminations have been made related to inter-fund activity, payables, and receivables.

The Fund Financial Statements include governmental, proprietary, and fiduciary funds. The governmental funds are prepared using the current financial resources measurement focus and the modified accrual basis of accounting. A reconciliation of the Fund Financial Statements to the Government-Wide Financial Statements is provided to explain the differences created by the integrated approach under GASB 34. The proprietary funds are prepared using the economic resources measurement focus and the accrual basis of accounting. The fiduciary funds consist of trust and agency funds. Trust funds utilize the economic resources measurement focus and the accrual basis of accounting, while the agency funds only report a balance sheet (accrual basis of accounting) and do not have a measurement focus.

**Financial Highlights**

- The assets of the City of Winters exceeded its liabilities at the close of the most recent fiscal year by \$42,176,611 (net position). Of this amount,(\$2,437,288) is unrestricted net position. A nominal or negative unrestricted net position does not mean that the City of Winters is facing financial disaster, but rather, that the City of Winters has invested in projects or long term assets that are not reflected on the Statement of Net Position.
- As of the close of the current fiscal year, the City of Winters governmental funds reported combined ending fund balances of \$12,091,460 an increase of \$367,776 in comparison with the prior fiscal year. Approximately 4.36% or \$528,264 is available for spending at the government's discretion (unrestricted fund balance).
- At the end of the current fiscal year, unrestricted fund balance for the general fund was \$683,475 or, 11.64% of total general fund expenditures.

**Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the City of Winters basic financial statements. The City of Winters basic financial statements comprise three components:

1. Government-wide financial statements
2. Fund Financial Statements
3. Notes to the financial statements

This report also contains other supplementary information in addition to the basic financial statements themselves.

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# CITY OF WINTERS, CALIFORNIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED JUNE 30, 2019

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### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the City of Winters finances, in a manner similar to a private-sector business.

The *Statement of Net Position* and the *Statement of Activities* report information about the City as a whole and its activities. These statements include all assets and liabilities of the City using the accrual basis of accounting and economic resources measurement focus, which is similar to the accounting used by most private-sector entities. Under the economic resources measurement focus, revenues are recognized when earned and expenses are recorded when the liability is incurred.

The *Statement of Net Position* reports the City's net position and changes in it. The Net Position is the differences between assets and liabilities, which is one way to measure the City's financial health, or financial position. Over time, increases or decreases in the City's net position is one indicator of whether its financial health is improving or deteriorating.

The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the changes occurs, regardless of the timing of related cash flows. Thus, revenues are reported in this statement for some items that will only result in cash flows in future fiscal periods, such as uncollected taxes, and earned but unused vacation leave.

Both of the government-wide financial statements distinguish functions of the City of Winters that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business type activities.) The governmental activities of the City of Winters include; general government, public safety, public works, community development, parks and recreation, and streets and highways. The business-type activities of the City of Winters include the Water and Sewer functions of the City of Winters.

### **Fund Financial Statements**

The fund financial statements provide detailed information about the City's major funds, not the City as a whole. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Winters, like other local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. All of the funds of the City of Winters can be divided into three (3) categories: governmental funds, proprietary funds, and fiduciary funds.

*Governmental Funds.* Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the fiscal year. Governmental fund information helps determine whether there are more or less financial resources that can be spent in the near future to finance the City's programs. The differences between the Governmental Fund Financial Statements and the Government-Wide Financial Statements are explained in a reconciliation following the Government-Wide Financial Statements.

The City of Winters adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with this budget.

# CITY OF WINTERS, CALIFORNIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED JUNE 30, 2019

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*Proprietary Funds.* When the City charges customers for services, whether to outside customers or to programs of the City, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way in that all activities are reported in the Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position. The City's enterprise funds are the same as the business-type activities reported in the Government-Wide Financial Statements, but provide more detail and additional information, such as cash flows, for each enterprise fund. The City also uses an internal service fund to report activities that provide supplies and services for the City's internal programs and activities.

*Fiduciary funds.* The City is the trustee, or fiduciary, for certain funds established to account for assets held by the City in a trustee capacity, or as an agent for individuals, private organizations, and other governmental units. The City's fiduciary activities are reported in a separate Fiduciary Statement of Net Position. These activities are excluded from the City's Government-Wide Financial Statements because the City cannot use these assets to finance its operations. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes.

### **Notes to the financial statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### **Other information**

Combining statements are presented following the notes to the financial statements.

### **Government-wide Financial Analysis**

The government-wide financial statements provide long-term and short-term information about the City of Winters overall financial condition. This analysis addresses the financial statements of the City as a whole.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Winters, assets exceeded liabilities by \$42,176,611 at the close of the most recent fiscal year.

80.16% of the City's net position reflects its investment in capital assets (e.g., land, buildings, and improvements other than buildings, equipment, infrastructure, and construction in progress); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investments in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The City reports its sewer and water activities as business-type activities and reports these activities in the government-wide statements.

An additional portion of the City of Winters net position, 25.62%, represents resources that are subject to external restrictions on how they may be used. The remaining balance of *unrestricted net position* (\$2,437,288) or (5.78%) may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City of Winters is able to report positive balances in all three categories of net position, governmental activities, business-type activities, as well as total activities.

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**CITY OF WINTERS, CALIFORNIA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

**TABLE 1**  
**SUMMARY OF NET POSITION**  
**AS OF JUNE 30**

	Governmental Activities		Business-Type Activities		Totals	
	2019	2018	2019	2018	2019	2018
<b>ASSETS:</b>						
Current and other Assets	\$ 13,099,851	\$ 12,783,287	\$ 2,688,875	\$ 3,096,884	\$ 15,788,726	\$ 15,880,171
Capital Assets, net	29,348,621	29,146,309	10,953,943	10,339,082	40,302,564	39,485,391
<b>TOTAL ASSETS</b>	<b>\$ 42,448,472</b>	<b>\$ 41,929,596</b>	<b>\$ 13,642,818</b>	<b>\$ 13,435,966</b>	<b>\$ 56,091,290</b>	<b>\$ 55,365,562</b>
<b>TOTAL DEFERRED OUTFLOWS</b>	<b>\$ 1,301,436</b>	<b>\$ 1,510,799</b>	<b>\$ 197,407</b>	<b>\$ 246,130</b>	<b>\$ 1,498,843</b>	<b>1,301,436</b>
<b>LIABILITIES</b>						
Liabilities due after one year	\$ 5,948,801	\$ 5,800,485	\$ 7,360,844	\$ 7,672,522	\$ 13,309,645	\$ 13,473,007
Other Liabilities	1,085,202	1,148,694	950,296	967,229	2,035,498	2,115,923
<b>TOTAL LIABILITIES</b>	<b>\$ 7,034,003</b>	<b>\$ 6,949,179</b>	<b>\$ 8,311,140</b>	<b>\$ 8,639,751</b>	<b>\$ 15,345,143</b>	<b>\$ 15,588,930</b>
<b>TOTAL DEFERRED INFLOWS</b>	<b>\$ 48,852</b>	<b>\$ 3,877</b>	<b>\$ 19,527</b>	<b>\$ 23,583</b>	<b>\$ 68,379</b>	<b>\$ 27,460</b>
<b>NET POSITION</b>						
Net Investment in Capital Assets	\$ 29,348,621	\$ 29,146,309	\$ 4,458,943	\$ 3,419,082	\$ 33,807,564	\$ 32,565,391
Restricted	10,806,335	10,290,547	-	548,142	10,806,335	10,838,689
Unrestricted	(3,487,903)	(2,949,517)	1,050,615	1,051,538	(2,437,288)	(1,897,979)
<b>TOTAL NET POSITION</b>	<b>\$ 36,667,053</b>	<b>\$ 36,487,339</b>	<b>\$ 5,509,558</b>	<b>\$ 5,018,762</b>	<b>\$ 42,176,611</b>	<b>\$ 41,506,101</b>

There was an increase of \$515,788 in restricted net position reported in connection with the City of Winters' Governmental Activities. This increase is due to :

- Increase in the amount restricted for Parks and Recreation \$57,841
- Decrease in the amount restricted for Housing Programs (\$25,076)
- Increase in the amount restricted for Public Safety \$292,882
- Increase in the amount restricted for Streets and Highways \$71,706
- Increase in the amount restricted for Capital Projects \$118,435

The net position of the City of Winters increased by \$670,510 during the fiscal year. The increase in net position is due to the increase in net position in Governmental Activities of \$179,714 and an increase in Business-Type Activities of \$490,796. The discussion of each of the changes is included in the separate sections below.

**Governmental Activities**

Governmental activities increased the City of Winters net position by \$179,714. The increase in net position is due to:

## CITY OF WINTERS, CALIFORNIA

### MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED JUNE 30, 2019

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- Increase in liabilities (\$84,824)
  - The increase in liabilities is comprised of the following:
    - Decrease in Accounts Payable \$28,766
    - Increase in Accrued Payroll (\$130,236)
    - Decrease in Long term Debt due in one year \$12,280
    - Decrease in Deposits \$152,682
    - Increase in Long term Debt due in more than one year (\$148,316)
- Increase in assets \$518,876
  - The increase in assets is comprised of the following
    - Increase in Capital Assets \$202,312
    - Increase in Cash and investments \$640,307
    - Decrease in Restricted Cash (\$76,404)
    - Increase in Interest Receivable \$4,372
    - Increase in Amount Due from Developers \$91,001
    - Decrease in Accounts Receivable (\$281,146)
    - Decrease in Notes Receivable (\$61,566).
- Decrease of deferred outflows of resources to report pension information of \$209,363
- Increase of deferred inflows of resources to report pension information of \$44,975

The Cost of all governmental activities during 2018-2019 was \$8,756,002. Some of the cost of governmental activities was paid by those who directly benefited from the programs in the amount of \$2,357,810 or by other governmental agencies and organizations that subsidized certain programs with grants and contributions in the amount of \$2,517,771. Overall, the City generated program revenues of \$4,875,581. The balance of the cost of governmental activities of \$3,880,421 was paid by the City of Winters sources of general revenues (taxes and general revenues).

The following table presents the changes in net position for the fiscal year ended June 30, 2019:

**CITY OF WINTERS, CALIFORNIA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

**TABLE 2**  
**CHANGE IN NET POSITION**  
**FOR THE FISCAL YEAR ENDED JUNE 30**

	Governmental Activities		Business-Type Activities		Totals	
	2019	2018	2019	2018	2019	2018
<b>PROGRAM REVENUES</b>						
Charges for services	\$ 2,357,810	\$ 1,332,497	\$ 3,409,447	\$ 3,203,179	\$ 5,767,257	\$ 4,535,676
Operating grants	920,227	895,232	-	-	920,227	895,232
Capital Grants	1,597,544	4,500,272	560,000	1,662,527	2,157,544	6,162,799
<b>GENERAL REVENUES</b>						
Property taxes	1,575,369	1,495,045	-	-	1,575,369	1,495,045
Sales and uses taxes	759,199	648,124	-	-	759,199	648,124
Motor Vehicle in lieu	-	-	-	-	-	-
Franchise fees	313,102	321,811	-	-	313,102	321,811
Utility Tax	761,421	735,466	-	-	761,421	735,466
Municipal services tax	305,950	305,030	-	-	305,950	305,030
Transient Occupancy Tax	20,699	11,485	-	-	20,699	11,485
Other Revenues	170,018	188,745	-	-	170,018	188,745
Gain on Sale of Land	-	-	-	-	-	-
Use Money and property	154,377	99,229	22,482	17,455	176,859	116,684
<b>TOTAL REVENUES</b>	<b>\$ 8,935,716</b>	<b>\$ 10,532,936</b>	<b>\$ 3,991,929</b>	<b>\$ 4,883,161</b>	<b>\$ 12,927,645</b>	<b>\$ 15,416,097</b>
<b>EXPENSES</b>						
Governmental Activities						
General Government	\$ 681,703	\$ 397,021	\$ -	\$ -	\$ 681,703	\$ 397,021
Public Safety	4,848,350	4,396,753	-	-	4,848,350	4,396,753
Public Works	331,006	369,210	-	-	331,006	369,210
Community Development	1,284,604	910,666	-	-	1,284,604	910,666
Parks and Recreation	1,031,087	1,021,930	-	-	1,031,087	1,021,930
Streets and Highways	579,252	652,463	-	-	579,252	652,463
Business Type Activities						
Water			1,472,264	1,503,701	1,472,264	1,503,701
Sewer			2,028,869	1,826,345	2,028,869	1,826,345
<b>TOTAL EXPENSES</b>	<b>\$ 8,756,002</b>	<b>\$ 7,748,043</b>	<b>\$ 3,501,133</b>	<b>\$ 3,330,046</b>	<b>\$ 12,257,135</b>	<b>\$ 11,078,089</b>
<b>EXCESS (DEFICIENCY) OF REVENUES</b>						
<b>OVER EXPENDITURES BEFORE</b>	<b>\$ 179,714</b>	<b>\$ 2,784,893</b>	<b>\$ 490,796</b>	<b>\$ 1,553,115</b>	<b>\$ 670,510</b>	<b>\$ 4,338,008</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ 179,714</b>	<b>\$ 2,784,893</b>	<b>\$ 490,796</b>	<b>\$ 1,553,115</b>	<b>\$ 670,510</b>	<b>\$ 4,338,008</b>
NET POSITION JULY 1	36,487,339	34,671,149	5,018,762	3,630,709	41,506,101	38,301,858
Restatement of Net Position	-	(968,703)	-	(165,062)	-	(1,133,765)
<b>NET POSITION JUNE 30</b>	<b>\$ 36,667,053</b>	<b>\$ 36,487,339</b>	<b>\$ 5,509,558</b>	<b>\$ 5,018,762</b>	<b>\$ 42,176,611</b>	<b>\$ 41,506,101</b>

Property taxes increased by \$80,324 or 5.37%. The major reason for the increase in property tax revenue is due to an increase in assessed values on property throughout the City of Winters, as well as an increase in pass through to the City from the Successor Agency to the dissolved Winters Community Development Agency.

Operating Contributions and Grants have increased by \$24,995 in 2018-2019 compared to 2017-2018.

# CITY OF WINTERS, CALIFORNIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED JUNE 30, 2019

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- Grant funding for Streets and Roads decreased by (\$2,081) due to small increases in the Highway User Tax Account (HUTA , also known as Gas Tax).
- Park and Recreation Grants decreased by (\$22,656) due to reduced contributions for the Summer Munchkin Program.
- Public Safety Operating Grants decreased by (\$13,689). This decrease is due to payments to reimburse the City of Winters for providing staffing to State Wildfires, this amount varies from year to year dependent on the fire situation and the amount of mutual aid requested.
- Community Development Operating Grants increased by \$63,421 due to grant funding for administrative expenses on open grants.

Capital Contributions and Grants have decreased from 2017-2018 amounts by (\$2,902,728). This is due to the one time nature of grants. Below are the details of the change in grant funding for the City of Winters from 2017-2018 to 2018-2019.

- Public Safety Grants received increased by \$12,553 compared to 2017-2018 due to the one-time nature of grants. Funds were received and expended in 2018-2019 that were not available in 2017-2018.
- Public Works Grants decreased by (\$828,166) from 2017-2018 due to the one-time nature of grants. Grant funds were received for the Grant Avenue Roundabout in 2017-2018.
- The amount of grant funding received for Community Development projects was \$20,622 more in 2018-2019 than in 2017-2018.
- The Parks Department received no grant funding 2018-2019.
- Street and Highway Grants and Contributions decreased by (\$2,107,737) in 2018-2019 compared to 2017-2018 due to the completion of all street projects in 2018-2019 with only final reimbursements and contributions from developers occurring in 2018-2019.

Charges for Services have increased from the 2017-2018 fiscal year by \$1,025,313. Below are the details of the changes in charges for services from 2018-2019 compared to 2017-2018

- Increases in service charges for the Public Safety were \$116,964. The increase is due to an increase in impact fee collections in 2018-2019 due to more buildings being completed in the 2018-2019 year.
  - Service charges for Community Development increased by \$649,521 from 2017-2018, this is an increase in the permit fees and plan check fees due to increased activity in the planning and building department in 2018-2019, increased activity included plan checking of subdivisions as well as the issuance of building permits during the year compared to the 2017-2018 year.
  - The service charges for Public Works increased by \$121,680 from 2017-2018 due to an increase in Impact Fees collected. As new development completes residential properties, impact fees are collected when the Certificate of Occupancy is issued per the various Development Agreements.
  - Parks and Recreation service charges increased by \$33,218 due to increases in participation in all the programs offered by the park and recreation department.
  - General Government service charges increased by \$103,930 from 2018-2018 This is due to the the administrative fee collected from developers for the processing and overseeing consultant contracts related to the developers projects and
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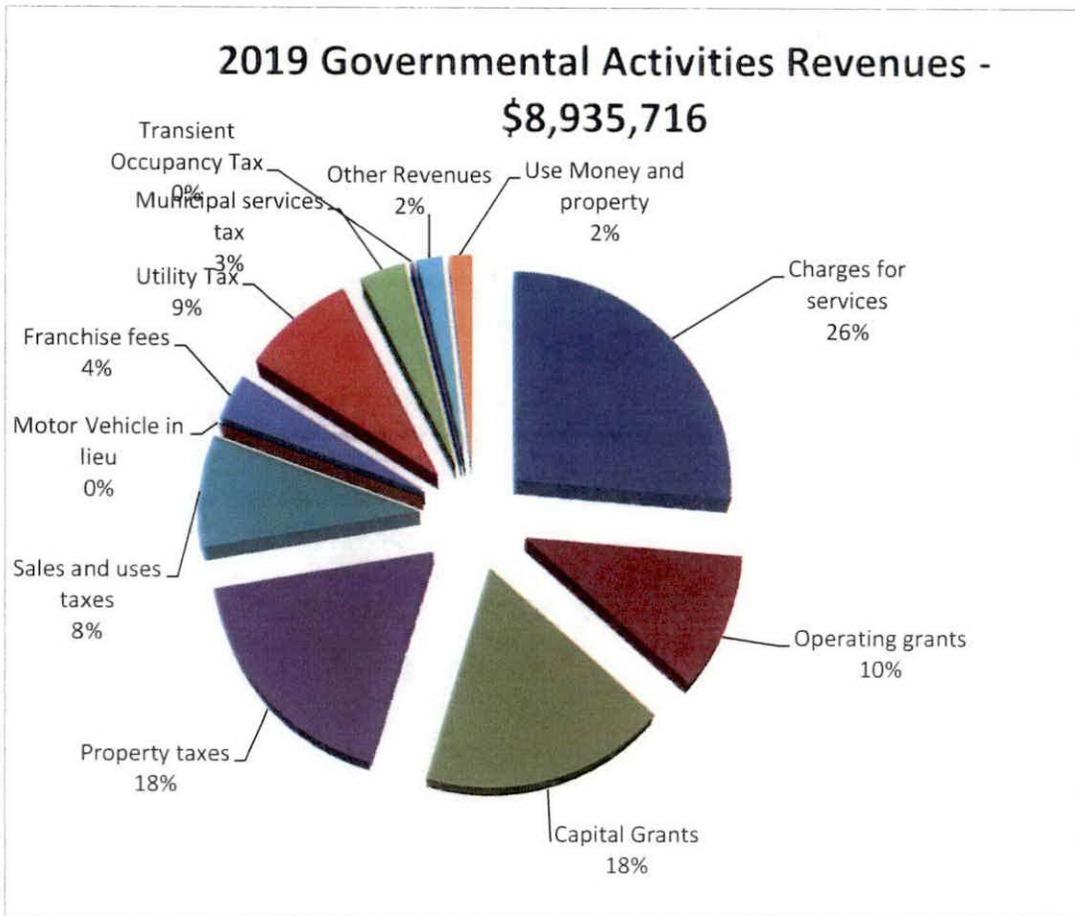
# CITY OF WINTERS, CALIFORNIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED JUNE 30, 2019

General revenues increased \$255,200 from 2018-2019. Property tax revenue was increased by \$80,324 due to increased assessed values on property city wide, and the increase in pass through from the Successor Agency to the Dissolved Winters Community Development Agency. The net change in all the other revenues is an increase \$174,876. The detail of the other revenue sources are detailed below:

- Sales and Use Taxes increased by \$111,075
- Utility User Tax increased by \$25,955
- Investment Revenues are \$55,148 higher in 2018-2019 than in 2017-2018
- Franchise Fees decreased by (\$8,709)
- Other revenues sources had decreases of (\$8,593) from 2017-2018.

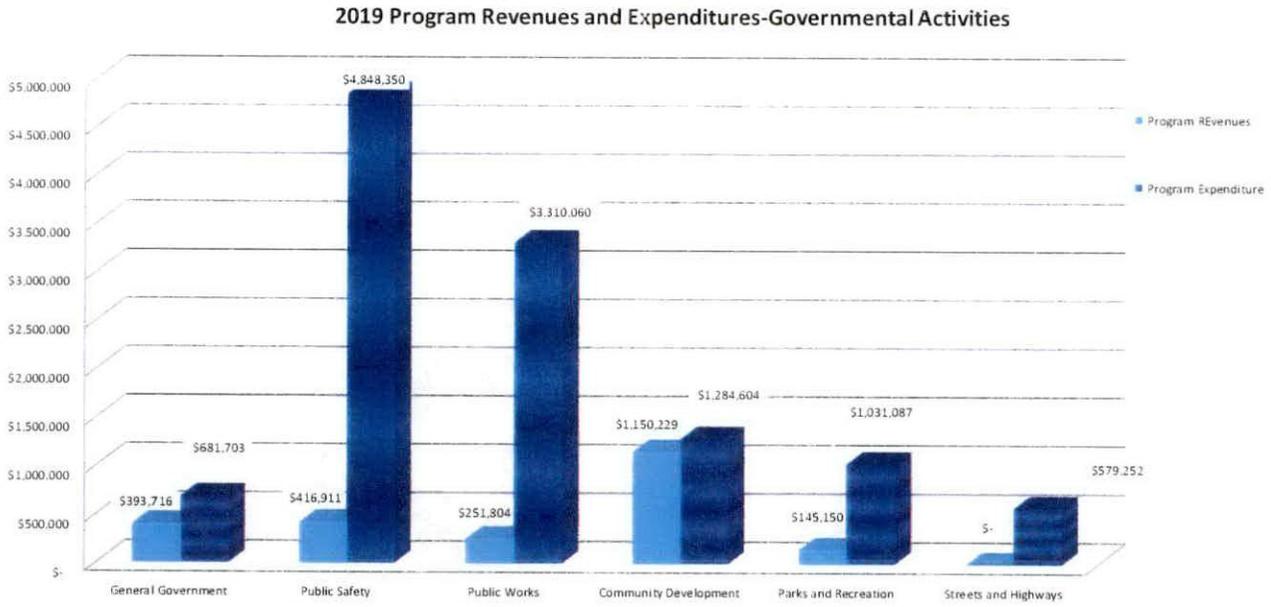
### Revenues by Source-Governmental Activities



# CITY OF WINTERS, CALIFORNIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED JUNE 30, 2019

### Program Revenues and Expenses -Governmental Activities



Governmental activity expenses increased by \$1,007,959 compared to 2017-2018 for the following reasons:

- Increase in Community Development Expenditures of \$373,938 due to the one time nature of Grants issued for affordable housing development within the City of Winters, as well as additional consulting costs for planning projects and staff coverage throughout the year.
- Increase in General Government of \$284,682. The increase in General Government is due to an update of the City's Cost allocation plan, in which consultants reviewed the allocation of resources throughout the City and updated it according to the current staffing provided to each function throughout the City.
- Increase in Public Safety of \$451,597, this reflects higher costs for the Fire Department for the reorganization of the department, the City appointed a full-time fire chief and hired a new Captain to staff the fire department during 2018-2019, as well as having additional staffing during the period of the year that the City had appointed an Interim Fire Chief and Acting Captains as the City recruited for the Full Time Fire Chief. Prior to this year, for the last several years, the City had contracted with the City of Dixon a Fire Chief to manage the City of Winters Fire Department. That arrangement ceased in December 2017 and additional costs were incurred to fund the Interim Fire Chief and Acting Captains during the recruiting process.
- Decrease in Public Works expenditures in the amount of (\$38,204), this decrease is due staff vacancies and the update of the City's Cost allocation Plan as mentioned in the General Government section.
- Increase in expenditures of \$9,157 for Parks and Recreation. The increase in Parks and recreation is mainly due to the increase in the minimum wage for the part-time staff that provide staffing for the various recreation programs operated by the City of Winters.

## CITY OF WINTERS, CALIFORNIA

### MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED JUNE 30, 2019

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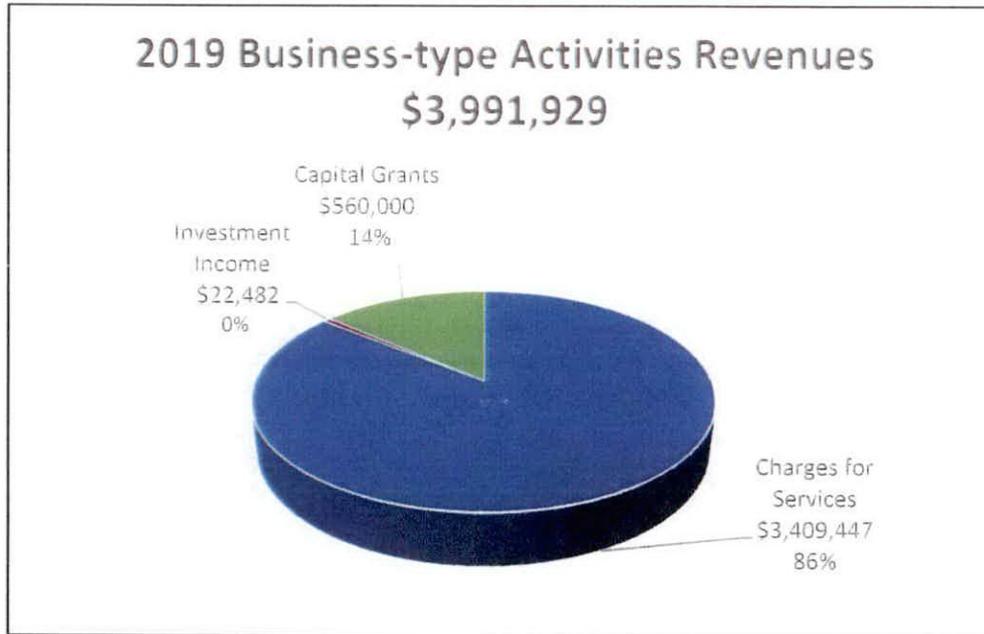
- Decrease in expenditures in Streets and Highways of (\$73,211). The decrease is due to the completion of several projects at the end of the 2017-2018 fiscal year, and the delay in the expenditure of the 18-19 SB1 Road Maintenance and Rehabilitation monies. Expenditure of these funds occurred in early 19-20

#### **Business-Type Activities**

Business-type activities increased the City of Winters net position by \$490,796. Key elements of the increase in the net position are as follows:

- The Water O & M fund increased net position by \$281,787 for the fiscal year.
  1. Assets increased by \$136,571. Restricted Cash decreased by (\$246,670), Cash and investments increased by \$207,195, Accounts Receivables increased by \$11,200 from 2017-2018 while Depreciable Capital Assets increased by \$164,476. Interest Receivable increased by \$370 and Non-Depreciable Assets did not increase or decrease from 2017-2018.
  2. Deferred Outflows of Resources decreased by (\$19,946).
  3. Liabilities decreased by (\$163,507), decreases were due to a decrease in Long Term Debt of (\$195,000) while Accounts Payable increased by \$12,932. Other liabilities combined increased by \$18,561.
  4. Deferred Inflow of Resources decreased by (\$8,264).
- The Sewer O & M Fund increased net position of the City of Winters by \$209,009.
  1. Assets increased by \$70,281. Cash decreased by (\$175,235) and Restricted Cash decreased by (\$238,241), Capital Assets increased by \$450,385, Accounts Receivable increased by \$32,088 and Interest Receivable increased by \$1,284.
  2. Deferred Outflows of Resources decreased by \$28,777.
  3. Liabilities decreased by (\$165,104), Accounts Payable increased by \$2,040, Deposits Payable increased by \$58,631, Interest Payable increased by \$15,418, Compensated Absences decreased by (\$9,139) and Long-term debt decreased by (\$230,000). Other liabilities combined decreased by (\$2,054)
  4. Deferred Inflow of Resources decreased by (\$2,401).

**CITY OF WINTERS, CALIFORNIA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2019**



**Financial Analysis of the Government's Funds**

As noted earlier, the City of Winters uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

*Governmental Funds.* The focus of the City of Winters governmental funds is to provide information on near-term inflow, outflows and balances of spendable resources. Such information is useful in assessing the City of Winters financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City of Winters governmental funds reported combined ending fund balances of \$12,091,460, an increase of \$367,776 in comparison with the prior fiscal year. Approximately 4.37% or \$528,264 is available for spending at the government's discretion (unassigned fund balance). The remainder of the fund balance is reserved to indicate that it is unavailable for new spending because it is restricted for various purposes (see Note 1L).

The General Fund is the chief operating fund of the City of Winters, accounting for all financial resources traditionally associated with government activities that are not legally required to be accounted for in another fund.

The General Fund ended the fiscal year with a fund balance of \$1,141,296 which is a decrease of (\$228,570) as compared to the prior fiscal year. The fund balance is composed of 5 components as designated by the City Council these classifications and amounts are:

## CITY OF WINTERS, CALIFORNIA

### MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED JUNE 30, 2019

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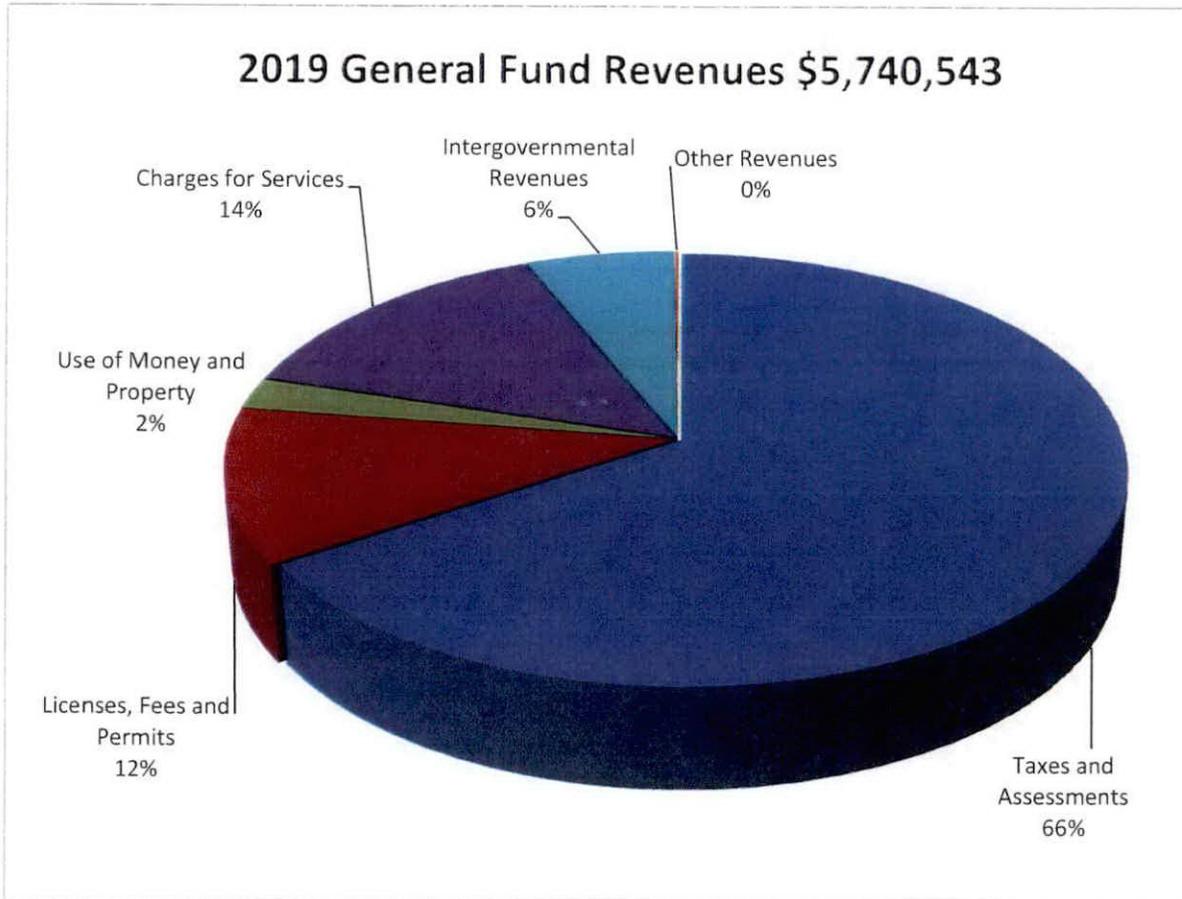
1. Non-spendable Fund balance- \$457,821. These are a portion of the fund balance that cannot be spent because it is not in a spendable form, such as a receivables.
2. Restricted Fund Balance- \$-0-. These are amounts that are restricted by the source of the funds, such as a grant.
3. Committed Fund Balance- \$0. These are amounts that are restricted due to a formal action of the City Council.
4. Assigned Fund Balance- \$0 These amounts are funds that are intended for a specific purpose, but for which no formal action has yet to be taken by the City Council.
5. Unassigned fund balance \$ 683,475. This portion of the fund balance is that does not fall into one of the other four categories.

General Fund revenues for the fiscal year ended June 30, 2019 were \$5,740,543 comprised of the following:

	<u>Amount</u>
Taxes and Assessments	\$ 3,772,511
Licenses, Fees and Permits	661,309
Use of Money and Property	132,556
Charges for Services	815,423
Intergovernmental Revenues	351,207
Other Revenues	7,537
	<u>\$ 5,740,543</u>

CITY OF WINTERS, CALIFORNIA

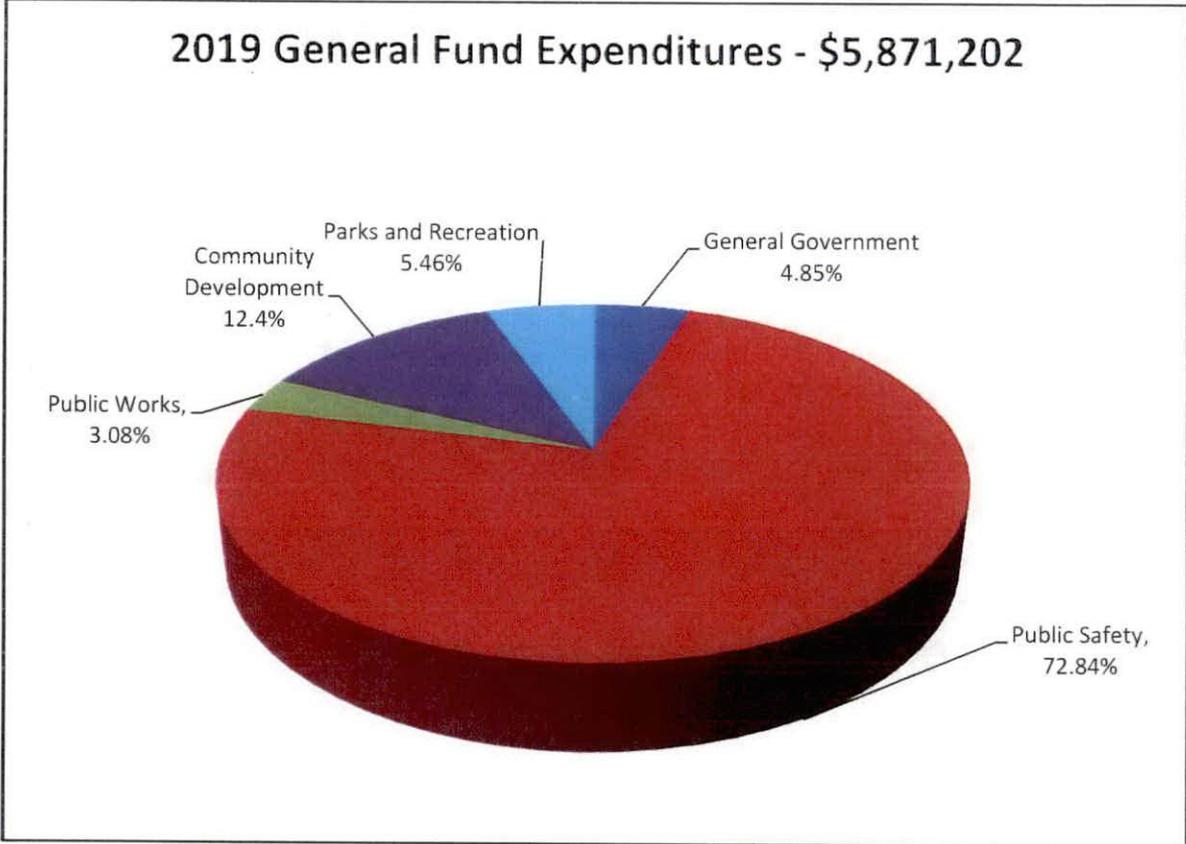
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDED JUNE 30, 2019



General Fund expenditures were \$5,871,202 for the fiscal year ended June 30, 2019 as illustrated in the charts that follow:

	<b>Amount</b>	
General Government	\$ 284,810	4.85%
Public Safety	4,276,524	72.84%
Public Works	180,841	3.08%
Community Development	728,143	12.40%
Parks and Recreation	320,550	5.46%
Capital Outlay	80,334	1.37%
<b>TOTAL</b>	<b>\$ 5,871,202</b>	

**CITY OF WINTERS, CALIFORNIA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2019**



**Other Major Funds**

*HOME CHOC Fund*

The HOME CHOC Fund is used to account for the expenditures of HOME Funds granted to CHOC (Community Housing Opportunities Corporation) for the construction of a 45 unit affordably restricted apartment complex located within the City of Winters. The City received grant funds from the HOME program and loaned the funds to CHOC to construct the apartments.

*Revolving Loan Fund*

The Revolving Loan Fund is used to account for the repayment of CDBG (Community Development Block Grants) and EDBG (Economic Development Block Grants) that have been made for residential and business loans through Grants from Federal and State Programs. This fund also accounts for expenditures of the repaid funds for additional programs that qualify for funding under the CDBG and EDBG guidelines.

**Proprietary Funds**

The City of Winters proprietary funds financial statement provides the same type of information found in the government-wide financial statements, but in more detail.

**CITY OF WINTERS, CALIFORNIA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

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Unrestricted net position of the Water and Sewer funds at the end of the year amounted to \$508,387 and \$542,228 respectively. The Water fund had an increase in Net Position, while the Sewer fund had a reduction in Net Position during the fiscal year. Other factors concerning the finances of these two funds have already been addressed in the discussion of the City of Winters business-type activities.

**General fund Budgetary Highlights**

The City's annual budget is the legally adopted expenditure control document of the City. Budgets are prepared on a modified accrual basis consistent with GAAP, except that for budgetary purposes:

- Revenues are recorded when received.
- Interfund loans and repayments are recorded as revenues and expenditures.
- Capital expenses are budgeted as an expense.
- Encumbrances are included in budgeted expenditures.

Unexpended appropriations lapse at year-end. The City Council reauthorizes appropriations for continuing projects and activities. The City Council has the legal authority to amend the budget of any fund at any time during the fiscal year. The budget is adopted at the fund and department level. The City Manager is authorized to make transfers between account codes and departments within each fund, except for contingencies. City Council approval is required for transfers between funds, except those inter-fund transfers approved in the budget and must authorize any revisions which alter total expenditures of the city.

The following areas had budget adjustments approved by the City Council during the Fiscal year:

- General Fund:
  - No budget adjustments were authorized in the Fiscal Year.

General Fund revenues were higher than budget amounts in total, the sources of revenue are as follow:

- ❖ Taxes and Assessments
    - Revenues were less than budgeted by \$95,817, UUT (Utility User) tax, Sales Tax, Property Tax, Franchise Tax, Property Transfer Tax had higher revenues than budgeted, while Transient Occupancy Tax (TOT, and Municipal Services Tax had lower revenues than budgeted, combined together, the net effect was revenues received higher than budgeted amount.
  - ❖ Licenses, Fees, and permits
    - Revenues were lower than budgeted by \$102,666 because developers did not pull permits for 2 major projects that were anticipated during the year.
  - ❖ Use of Money and Property
    - Revenues were more than budgeted by \$34,653, due to the addition of rental income from an underutilized city building that a new tenant moved into to allow for additional development in the core downtown area and additional funds invested in interest bearing accounts during the year.
  - ❖ Intergovernmental Revenues
    - Revenues were more than budgeted by \$317,707 due to the reimbursement from the State of California for the assignment of City of Winters Fire Personnel to the Camp Fire in Butte County,
  - ❖ Charges for Services
-

## CITY OF WINTERS, CALIFORNIA

### MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED JUNE 30, 2019

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- Revenues were more than budgeted by \$36,581, this is due to an increase in the use of the swimming pool, other recreation activities, Fire District Reimbursement for services and Planning fees.
- ❖ Other Revenue
  - Revenues were more than budgeted by \$2,537.

Expenditures were higher than budgeted throughout the organization in 2018-2019. Explanations are as follows:

- ❖ General Government
  - General Government spent less than budgeted by \$4,648 due to staff extremely cautious in spending as we became aware that certain revenue sources were going to be less than anticipated.
- ❖ Public Safety
  - The Police Department Expenditures were less than budgeted for the Fiscal Year. This is due to extremely close monitoring of the budget for the Department, along with some contract services expenditures invoiced at less than expected when the budget was prepared. The Fire Department had expenditures higher than budgeted for the fiscal year. This is due to overtime in the Fire Department for providing staff to CalFIRE during the wildfire season, which was reimbursed in the "other revenue" section, and for additional staffing as the recruitment for the full-time Fire Chief took place..
- ❖ Public Works
  - Expenditures were less than budgeted in part due to staff rbeing extremely cautious in spending as we became aware that certain revenue sources were going to be less than anticipated.
- ❖ Community Development
  - Community Development expenditures were higher than budgeted due to increased costs for contract plan check and inspection on large projects. Costs for the contract plan review are included in the charges for services revenue line item, which was higher than budgeted.
- ❖ Parks and Recreation
  - Expenditures were higher than budgeted due to the increased popularity, and therefore increased costs for the Munchkin Summer Program costs, as well as increased rental and therefore increased staffing costs for the Community Center.

#### **Capital Asset and Debt Administration**

##### **Capital Assets**

The City of Winters investment for capital assets for its governmental and business type activities as of June 30, 2019, amounts to \$40,302,564 (net of accumulated depreciation). This investment in capital assets includes land, buildings and systems, improvements, machinery and equipment, park facilities, water wells and distribution and sewer plant and collection facilities.

**CITY OF WINTERS, CALIFORNIA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

**TABLE 3**  
**CAPITAL ASSETS, NET OF DEPRECIATION**  
**FOR THE FISCAL YEAR ENDED JUNE 30**

	Governmental Activities		Business Type Activities		Total	
	2019	2018	2019	2018	2019	2018
Capital Assets not being Depreciated:						
Construction in Progress	\$ 300,850	\$ 162,908	\$ 352,682	112,919	\$ 653,532	\$ 275,827
Land	761,520	686,080	682,979	682,979	1,444,499	1,369,059
	-	-	-	-	-	-
Depreciable Capital Assets, Net:						
Water Pipes	-	-	3,775,907	3,810,340	3,775,907	3,810,340
Sewer Plant and Pipes	-	-	4,582,280	4,687,691	4,582,280	4,687,691
Buildings	9,878,311	10,207,747	-	-	9,878,311	10,207,747
Machinery and Equipment	-	-	697,152	733,660	697,152	733,660
Vehicles and Equipment	428,571	479,864	-	-	428,571	479,864
Infrastructure	17,979,369	17,609,710	862,943	311,493	18,842,312	17,921,203
<b>TOTAL</b>	<b>\$ 29,348,621</b>	<b>\$ 29,146,309</b>	<b>\$ 10,953,943</b>	<b>\$ 10,339,082</b>	<b>\$ 40,302,564</b>	<b>\$ 39,485,391</b>

Capital asset additions during 2018-2019 include the following:

- Land for Senior Center
- Undergrounding Utilities in Newts Expressway (Construction in Progress-Governmental)
- Putah Creek Nature Park Trail Extension (Construction in Progress-Governmental)
- First Street Parking Lot (Construction in Progress-Governmental)
- Crossing Beacon
- Gate Closer at Corp Yard
- Police Detector Vehicle
- Police Tahoe
- Nissan Leaf Pool Vehicle
- SB1 Street Repaving
- Streets in Callahan/Heartland Subdivision
- Influent Screen(Construction in Progress-Business Type)
- Sewer Infrastructure for Callahan/Heartland Subdivision
- Control Update for Carter Ranch Lift Station
- Rehab of East Street Pump Station
- Well 7 Transfer Switch
- Well #2 Lining
- Water Infrastructure for Callahan/Heartland Subdivision

Additional information on the City of Winters capital assets can be found in Note 6 of this report.

**CITY OF WINTERS, CALIFORNIA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

**Long-term Debt**

At June 30, 2019, the City of Winters had \$13,309,645 in total long-term debt, compared to \$13,473,007 on June 30, 2018.

The following table provides a breakdown of the City's outstanding indebtedness as of June 30, 2019 and 2018:

**TABLE 4**  
**OUTSTANDING DEBT**  
**FOR THE FISCAL YEAR ENDED JUNE 30**

	Governmental Activities		Business-type Activities		Totals	
	2019	2018	2019	2018	2019	2018
Revenue Bonds:						
2007 Water Bonds	\$ -	\$ -	\$ -	3,175,000	\$ -	\$ 3,175,000
2007 Sewer Bonds	-	-	-	3,745,000	-	3,745,000
2018 Water Bonds			2,980,000		2,980,000.00	
2018 Sewer Bonds			3,515,000		3,515,000.00	
Pension Related Debt	-	-	-	-	-	-
Compensated Absences	490,370	358,765	69,151	79,103	559,521.00	437,868
Post Employment Benefits	-	-	-	-	-	-
Net OPEB Liability	1,277,653	1,146,092	208,217	202,569	1,485,870.00	1,348,661
Net Pension Liability	4,262,053	4,389,183	710,102	716,500	4,972,155.00	5,105,683
Totals	6,030,076	5,894,040	7,482,470	7,918,172	13,512,546	13,812,212
Less: due within one year	(81,275)	(93,555)	(121,626)	(245,650)	(202,901)	(339,205)
<b>TOTALS</b>	<b>\$ 5,948,801</b>	<b>\$ 5,800,485</b>	<b>\$ 7,360,844</b>	<b>\$ 7,672,522</b>	<b>\$ 13,309,645</b>	<b>\$ 13,473,007</b>

The Water Revenue bonds are paid from the service charge received for water service by customers of the Water Enterprise Fund. The Water Enterprise Fund issued bonds in September 2007 and refunded those bonds in September 2018. For more information on the Water Revenue bonds, please see Note 7 of this report.

The Sewer Revenue bonds are paid from the service charge received for sewer service by the customers of the Sewer Enterprise Fund. The Sewer Enterprise Fund issued bonds in September 2007 and refunded those bonds in September 2018. For more information on the Sewer Revenue bonds, please see Note 7 of this report.

The decrease in the long-term debt is related to the decrease in Net Pension Liability, and the refunding of the 2007 Water and Sewer Bonds in September 2018 which reduced the principal balance due on the bonds. The City of Winters implemented GASB75 in the 2017-2018 Fiscal Year.

**Economic Factors and Next Years Budgets and Rates**

- Realization of development in both the Housing and Commercial Sectors.
- Development of a Policy to address increasing pension and OPEB costs.
- Employee Retention programs
- Implementation of Economic Development Projects to encourage additional Economic Development Growth.

# CITY OF WINTERS, CALIFORNIA

## MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDED JUNE 30, 2019

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- Small increase in assessed values of properties throughout the City.
- Continued monitoring of water issues due to the ongoing drought, including usage, rates and compliance with State of California mandates, particularly the Chr6 issue.
- Increase in Water and Sewer rates to stabilize the Enterprise funds and provide for the funding to meet the coverage requirements in the bond agreements.

All of the above factors were considered in the preparation of the City of Winters 2018-2020 budget.

The water rates were adjusted in September 2018 to provide for adequate revenue to meet covenants of the 2018 Water refunding bonds. Staff will be issuing an RFP for a new rate study for the Water Fund to provided appropriate revenues for operating the Water Fund. This rate study is expected to be completed in time to adjust rates in late calendar year 2020.

The sewer rates were adjusted in September 2018 to provide for adequate revenue to meet covenants of the 2018 Water refunding bonds. Staff will be issuing an RFP for a new rate study for the Sewer Fund to provided appropriate revenues for operating the Sewer Fund. This rate study is expected to be completed in time to adjust rates in late calendar year 2020.

### **Requests for Information**

This management's discussion and analysis is designed to provide the City's residents, taxpayers, customer, investors and creditors with a general overview of the City's finances and to demonstrate the City's accountability. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Director of Financial Management, 318 First St., Winters, CA 95694.

## **BASIC FINANCIAL STATEMENTS**

**City of Winters**  
**Statement of Net Position**  
June 30, 2019

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Totals</u>
<b>ASSETS</b>			
Cash and Investments	\$ 7,454,350	\$ 1,698,231	\$ 9,152,581
Receivables:			
Accounts	735,347	428,740	1,164,087
Interest	27,356	5,986	33,342
Due from Developers	149,831	-	149,831
Notes Receivable	4,069,163	-	4,069,163
Due from Successor Agency	457,821	-	457,821
Restricted Cash and Investments	205,983	555,918	761,901
Capital Assets:			
Land	761,520	682,979	1,444,499
Construction in Process	300,850	352,682	653,532
Other Capital Assets, Net	28,286,251	9,918,282	38,204,533
Total Assets	<u>42,448,472</u>	<u>13,642,818</u>	<u>56,091,290</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred OPEB Related Items	17,027	-	17,027
Deferred Pension Related Items	1,284,409	197,407	1,481,816
Total Deferred Outflows of Resources	<u>1,301,436</u>	<u>197,407</u>	<u>1,498,843</u>
<b>LIABILITIES</b>			
Accounts Payable	397,264	139,590	536,854
Accrued Payroll Liabilities	399,454	-	399,454
Interest Payable	-	133,162	133,162
Deposits	207,209	555,918	763,127
Noncurrent Liabilities:			
Due Within One Year	81,275	121,626	202,901
Due in More Than One Year	5,948,801	7,360,844	13,309,645
Total Liabilities	<u>7,034,003</u>	<u>8,311,140</u>	<u>15,345,143</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred OPEB Related Items	658	-	658
Deferred Pension Related Items	48,194	19,527	67,721
Total Deferred Outflows of Resources	<u>48,852</u>	<u>19,527</u>	<u>28,926,068</u>
<b>NET POSITION</b>			
Net Investment in Capital Assets	29,348,621	4,458,943	33,807,564
Restricted for:			
Parks and Recreation	224,140	-	224,140
Housing Programs	5,971,469	-	5,971,469
Public Safety	1,294,162	-	1,294,162
Streets and Highways	687,674	-	687,674
Capital Projects	2,628,890	-	2,628,890
Unrestricted	(3,487,903)	1,050,615	(2,437,288)
Total Net Position	<u>\$ 36,667,053</u>	<u>\$ 5,509,558</u>	<u>\$ 42,176,611</u>

The accompanying notes are an integral part of this statement.

**City of Winters**  
**Statement of Activities**  
Year Ended June 30, 2019

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>Governmental Activities:</b>				
General Government	\$ 681,703	\$ 393,716	\$ -	\$ -
Public Safety	4,848,350	416,911	503,686	12,553
Public Works	331,006	251,804	-	569,720
Community Development	1,284,604	1,150,229	68,421	314,680
Parks and Recreation	1,031,087	145,150	143,933	-
Streets and Highways	579,252	-	204,187	700,591
<b>Total Governmental Activities</b>	<b>8,756,002</b>	<b>2,357,810</b>	<b>920,227</b>	<b>1,597,544</b>
<b>Business-type Activities:</b>				
Water	1,472,264	1,538,921	-	210,000
Sewer	2,028,869	1,870,526	-	350,000
<b>Total Business-type Activities</b>	<b>3,501,133</b>	<b>3,409,447</b>	<b>-</b>	<b>560,000</b>
<b>Total Primary Government</b>	<b>\$ 12,257,135</b>	<b>\$ 5,767,257</b>	<b>\$ 920,227</b>	<b>\$ 2,157,544</b>

General Revenues:

Taxes:

Property Taxes

Sales and Use Taxes

Franchise Fees

Utility Tax

Municipal Service Tax

Transient Occupance Tax

Other Revenues

Investment Income

Total General Revenues and Transfers

Change in Net Position

Net Position - Beginning of Year

Net Position - End of Year

The accompanying notes are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Position

<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Totals</u>
\$ (287,987)	\$ -	\$ (287,987)
(3,915,200)	-	(3,915,200)
490,518	-	490,518
248,726	-	248,726
(742,004)	-	(742,004)
325,526	-	325,526
<u>(3,880,421)</u>	<u>-</u>	<u>(3,880,421)</u>
-	276,657	276,657
-	191,657	191,657
<u>-</u>	<u>468,314</u>	<u>468,314</u>
<u>(3,880,421)</u>	<u>468,314</u>	<u>(3,412,107)</u>
1,575,369	-	1,575,369
759,199	-	759,199
313,102	-	313,102
761,421	-	761,421
305,950	-	305,950
20,699	-	20,699
170,018	-	170,018
154,377	22,482	176,859
<u>4,060,135</u>	<u>22,482</u>	<u>4,082,617</u>
179,714	490,796	670,510
<u>36,487,339</u>	<u>5,018,762</u>	<u>41,506,101</u>
<u>\$ 36,667,053</u>	<u>\$ 5,509,558</u>	<u>\$ 42,176,611</u>

The accompanying notes are an integral part of this statement.

**City of Winters  
Balance Sheet  
Governmental Funds  
June 30, 2019**

	Special Revenue		
	General Fund	HOME-CHOC Fund	Revolving Loan Fund
<b>ASSETS</b>			
Cash and Investments	\$ 517,299	\$ -	\$ 888,349
Receivables:			
Accounts	642,941	-	3,592
Interest	7,078	-	-
Due from Developers	149,831	-	-
Notes	12,182	2,843,180	555,857
Due from Other Funds	2,510	-	29,070
Advance to Successor Agency	457,821	-	-
Advances to Other Funds	-	-	-
Restricted Cash and Investments	196,394	-	-
<b>Total Assets</b>	<b>\$ 1,986,056</b>	<b>\$ 2,843,180</b>	<b>\$ 1,476,868</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 248,912	\$ -	\$ 1,664
Accrued Payroll Liabilities	399,454	-	-
Deposits	196,394	-	-
Due to Other Funds	-	-	-
Advances from Other Funds	-	-	-
<b>Total Liabilities</b>	<b>844,760</b>	<b>-</b>	<b>1,664</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable Revenues - Grants Receivable	-	-	-
<b>Total Deferred Inflows of Resources</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCES (DEFICITS)</b>			
Nonspendable	457,821	-	-
Restricted	-	2,843,180	1,475,204
Committed	-	-	-
Unassigned	683,475	-	-
<b>Total Fund Balances (Deficits)</b>	<b>1,141,296</b>	<b>2,843,180</b>	<b>1,475,204</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b>\$ 1,986,056</b>	<b>\$ 2,843,180</b>	<b>\$ 1,476,868</b>

The accompanying notes are an integral part of this statement.

Total Non-major Governmental Funds	Totals
\$ 5,970,186	\$ 7,375,834
81,498	728,031
20,278	27,356
-	149,831
657,944	4,069,163
-	31,580
-	457,821
125,000	125,000
9,589	205,983
<u>\$ 6,864,495</u>	<u>\$ 13,170,599</u>
\$ 65,320	\$ 315,896
-	399,454
10,815	207,209
31,580	31,580
125,000	125,000
<u>232,715</u>	<u>1,079,139</u>
<u>-</u>	<u>-</u>
<u>-</u>	<u>-</u>
-	457,821
6,644,216	10,962,600
142,775	142,775
(155,211)	528,264
<u>6,631,780</u>	<u>12,091,460</u>
<u>\$ 6,864,495</u>	<u>\$ 13,170,599</u>

The accompanying notes are an integral part of this statement.

**City of Winters**  
**Reconciliation of the Balance Sheet of Governmental Funds**  
**to the Statement of Net Position**  
June 30, 2019

Fund Balances of Governmental Funds \$ 12,091,460

Amounts reported for Governmental Activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.

Land	\$ 761,520	
Construction in Progress	300,850	
Buildings and Improvements	14,143,985	
Vehicles and Equipment	2,987,763	
Infrastructure	20,931,201	
Less: Accumulated Depreciation	<u>(9,776,698)</u>	29,348,621

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.

Compensated Absences		(490,370)
Net OPEB Liability		(1,277,653)
Net Pension Liability		(4,262,053)

Amounts for deferred inflows and deferred outflows related to the City's Net Pension and Total OPEB Liabilities are not reported in the funds.

Deferred Outflows Related to Pensions		1,284,409
Deferred Inflows Related to Pensions		(48,194)
Deferred Outflows Related to OPEB		17,027
Deferred Inflows Related to OPEB		(658)

Internal service funds are used by management to charge the costs of certain activities to individual funds. The assets and liabilities of the internal service funds must be added to the statement of net position.

4,464

Net Position of Governmental Activities

\$ 36,667,053

The accompanying notes are an integral part of this statement.

**City of Winters**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Governmental Funds**  
Year Ended June 30, 2019

	General Fund	Special Revenue	
		HOME-CHOC Fund	Revolving Loan Fund
<b>REVENUES</b>			
Taxes and Assessments	\$ 3,772,511	\$ -	\$ -
Fines and Forfeitures	-	-	-
Licenses, Fees, and Permits	661,309	-	-
Use of Money and Property	132,556	-	36,622
Intergovernmental Revenues	351,207	-	-
Charges for Services	815,423	-	-
Other Revenues	7,537	-	-
<b>Total Revenues</b>	<b>5,740,543</b>	<b>-</b>	<b>36,622</b>
<b>EXPENDITURES</b>			
Current:			
General Government	284,810	-	-
Public Safety	4,276,524	-	-
Public Works	180,841	-	-
Community Development	728,143	-	26,103
Parks and Recreation	320,550	-	-
Streets and Highways	-	-	-
Capital Outlay	80,334	-	-
<b>Total Expenditures</b>	<b>5,871,202</b>	<b>-</b>	<b>26,103</b>
Excess (Deficiency) of Revenues Over Expenditures	(130,659)	-	10,519
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	221,645	-	23,078
Transfers Out	(319,556)	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>(97,911)</b>	<b>-</b>	<b>23,078</b>
Net Change in Fund Balances	(228,570)	-	33,597
Fund Balances, Beginning	1,369,866	2,843,180	1,441,607
Fund Balances, Ending	\$ 1,141,296	\$ 2,843,180	\$ 1,475,204

The accompanying notes are an integral part of this statement.

Total Non-major Governmental Funds	Totals
\$ 492,133	\$ 4,264,644
11,758	11,758
648,152	1,309,461
87,940	257,118
716,699	1,067,906
1,000	816,423
500,869	508,406
<u>2,458,551</u>	<u>8,235,716</u>
28,857	313,667
195,987	4,472,511
105,852	286,693
509,092	1,263,338
525,053	845,603
179,175	179,175
426,619	506,953
<u>1,970,635</u>	<u>7,867,940</u>
<u>487,916</u>	<u>367,776</u>
323,209	567,932
(248,376)	(567,932)
<u>74,833</u>	<u>-</u>
562,749	367,776
<u>6,069,031</u>	<u>11,723,684</u>
<u>\$ 6,631,780</u>	<u>\$ 12,091,460</u>

The accompanying notes are an integral part of this statement.

**City of Winters**  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances**  
**of Governmental Funds to the Statement of Activities**  
Year Ended June 30, 2019

Net Change in Fund Balances - Total Governmental Funds \$ 367,776

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Governmental funds report capital outlay as an expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives as depreciation expense.

Capital Expenditures	429,375
Donated Capital Assets	700,000
Depreciation Expense	(927,063)

The amounts below included in the Statement of Activities do not provide (require) the use of current financial resources and, therefore, are not reported as revenues or expenditures in governmental funds (net change):

Net Pension Liability	127,130
Net OPEB Liability	(131,561)
Compensated Absences	(131,605)

Amounts for deferred inflows and deferred outflows related to the City's net pension and total OPEB liabilities are not reported in the funds. This is the net change in deferred inflows and outflows related to the net pension and total OPEB liabilities.

Deferred Outflows Related to Pensions	(226,390)
Deferred Inflows Related to Pensions	(44,317)
Deferred Outflows Related to OPEB	17,027
Deferred Inflows Related to OPEB	(658)

Internal service funds are used by management to charge the costs of certain activities to individual funds. The net revenues (expenses) of the internal service funds is reported with governmental activities.

	-
Change in Net Position of Governmental Activities	\$ 179,714

The accompanying notes are an integral part of this statement.

**City of Winters**  
**Statement of Net Position**  
**Proprietary Funds**  
June 30, 2019

	<b>Business-type Activities - Enterprise Funds</b>			<b>Governmental</b>
	<b>Water Fund</b>	<b>Sewer Fund</b>	<b>Totals</b>	<b>Internal Service Fund</b>
<b>ASSETS</b>				
Current Assets:				
Cash and Investments	\$ 768,306	\$ 929,925	\$ 1,698,231	\$ 78,516
Receivables:				
Accounts, Net	194,607	234,133	428,740	7,316
Interest	1,352	4,634	5,986	-
Restricted Cash and Investments	56,324	499,594	555,918	-
Total Current Assets	<u>1,020,589</u>	<u>1,668,286</u>	<u>2,688,875</u>	<u>85,832</u>
Noncurrent Assets:				
Non-depreciable Capital Assets	150,000	885,661	1,035,661	-
Depreciable Capital Assets, Net	4,134,038	5,784,244	9,918,282	-
Total Noncurrent Assets	<u>4,284,038</u>	<u>6,669,905</u>	<u>10,953,943</u>	<u>-</u>
Total Assets	<u>5,304,627</u>	<u>8,338,191</u>	<u>13,642,818</u>	<u>85,832</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred Pension Related Items	82,523	114,884	197,407	-
<b>LIABILITIES</b>				
Current Liabilities:				
Accounts Payable	36,686	102,904	139,590	81,368
Interest Payable	61,118	72,044	133,162	-
Deposits	56,324	499,594	555,918	-
Compensated Absences Payable	15,182	6,444	21,626	-
Long-term Debt, Due Within One Year	45,000	55,000	100,000	-
Total Current Liabilities	<u>214,310</u>	<u>735,986</u>	<u>950,296</u>	<u>81,368</u>
Noncurrent Liabilities:				
Total OPEB Liability	87,042	121,175	208,217	-
Compensated Absences Payable	33,363	14,162	47,525	-
Net Pension Liability	296,847	413,255	710,102	-
Long-term Debt	2,935,000	3,460,000	6,395,000	-
Total Noncurrent Liabilities	<u>3,352,252</u>	<u>4,008,592</u>	<u>7,360,844</u>	<u>-</u>
Total Liabilities	<u>3,566,562</u>	<u>4,744,578</u>	<u>8,311,140</u>	<u>81,368</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Pension Related Items	8,163	11,364	19,527	-
<b>NET POSITION</b>				
Net Investment in Capital Assets	1,304,038	3,154,905	4,458,943	-
Unrestricted	508,387	542,228	1,050,615	4,464
Total Net Position	<u>\$ 1,812,425</u>	<u>\$ 3,697,133</u>	<u>\$ 5,509,558</u>	<u>\$ 4,464</u>

The accompanying notes are an integral part of this statement.

**City of Winters**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**Proprietary Funds**  
Year Ended June 30, 2019

	<u>Business-Type Activities - Enterprise Funds</u>			<u>Governmental Activities</u>
	<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Totals</u>	<u>Internal Service Fund</u>
<b>OPERATING REVENUES</b>				
Charges for Sales and Services	\$ 1,538,921	\$ 1,870,526	\$ 3,409,447	\$ 621,720
Total Operating Revenues	<u>1,538,921</u>	<u>1,870,526</u>	<u>3,409,447</u>	<u>621,720</u>
<b>OPERATING EXPENSES</b>				
Salaries and Benefits	324,620	507,056	831,676	-
Materials, Supplies, and Miscellaneous	73,616	298,340	371,956	60,755
Insurance	-	-	-	173,758
Administration	682,062	626,779	1,308,841	394
Fuels, Lubricants, and Maintenance	-	46,703	46,703	72,172
Contract Services	54,052	75,825	129,877	279,840
Utilities	147,327	189,028	336,355	34,801
Depreciation	105,645	184,781	290,426	-
Total Operating Expenses	<u>1,387,322</u>	<u>1,928,512</u>	<u>3,315,834</u>	<u>621,720</u>
Operating Income (Loss)	<u>151,599</u>	<u>(57,986)</u>	<u>93,613</u>	<u>-</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>				
Interest Expense	(84,942)	(100,357)	(185,299)	-
Interest Income	5,130	17,352	22,482	-
Total Nonoperating Revenues (Expenses)	<u>(79,812)</u>	<u>(83,005)</u>	<u>(162,817)</u>	<u>-</u>
Income (Loss) Before Transfers and Capital Contributions	71,787	(140,991)	(69,204)	-
Capital Contributions	<u>210,000</u>	<u>350,000</u>	<u>560,000</u>	<u>-</u>
Change in Net Position	281,787	209,009	490,796	-
Net Position - Beginning of Year	<u>1,530,638</u>	<u>3,488,124</u>	<u>5,018,762</u>	<u>4,464</u>
Net Position - End of Year	<u>\$ 1,812,425</u>	<u>\$ 3,697,133</u>	<u>\$ 5,509,558</u>	<u>\$ 4,464</u>

The accompanying notes are an integral part of this statement.

**City of Winters**  
**Statement of Cash Flows**  
**Proprietary Funds**  
Year Ended June 30, 2019

	<b>Business-type Activities - Enterprise Funds</b>			<b>Governmental</b>
	<b>Water</b>	<b>Sewer</b>	<b>Totals</b>	<b>Internal Service</b>
	<b>Fund</b>	<b>Fund</b>		<b>Fund</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from Customers and Users	\$ 1,532,321	\$ 1,897,069	\$ 3,429,390	\$ 614,404
Payments to Suppliers for Goods and Services	(944,125)	(1,234,635)	(2,178,760)	(583,512)
Payments to Employees for Services	(305,838)	(491,873)	(797,711)	-
Net Cash Provided (Used) by Operating Activities	<u>282,358</u>	<u>170,561</u>	<u>452,919</u>	<u>30,892</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>				
Cash Received from Other Funds	-	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Acquisition and Construction of Capital Assets	(60,121)	(285,166)	(345,287)	-
Proceeds from Issuance of Capital Debt	2,980,000	3,515,000	6,495,000	-
Principal Paid on Capital Debt	(3,175,000)	(3,745,000)	(6,920,000)	-
Interest Paid on Capital Debt	(71,472)	(84,939)	(156,411)	-
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(326,593)</u>	<u>(600,105)</u>	<u>(926,698)</u>	<u>-</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Investment Income Received	4,760	16,068	20,828	-
Net Cash Provided (Used) by Investing Activities	<u>4,760</u>	<u>16,068</u>	<u>20,828</u>	<u>-</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>(39,475)</b>	<b>(413,476)</b>	<b>(452,951)</b>	<b>30,892</b>
Cash and Cash Equivalents - Beginning of the Year	864,105	1,842,995	2,707,100	47,624
Cash and Cash Equivalents - End of the Year	<u>\$ 824,630</u>	<u>\$ 1,429,519</u>	<u>\$ 2,254,149</u>	<u>\$ 78,516</u>
<b>RECONCILIATION OF CASH AND CASH EQUIVALENTS</b>				
Cash and Investments	\$ 768,306	\$ 929,925	\$ 1,698,231	\$ 78,516
Restricted Cash and Investments	56,324	499,594	555,918	-
Total Cash and Cash Equivalents	<u>\$ 824,630</u>	<u>\$ 1,429,519</u>	<u>\$ 2,254,149</u>	<u>\$ 78,516</u>
<b>Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:</b>				
Operating Income (Loss)	\$ 151,599	\$ (57,986)	\$ 93,613	\$ -
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:				
Depreciation	105,645	184,781	290,426	-
(Increase) Decrease in Accounts Receivable	(11,200)	(32,088)	(43,288)	(7,316)
(Increase) Decrease in Deferred Outflows - Pensions	19,946	28,777	48,723	-
Increase (Decrease) in Accounts Payable	12,932	2,040	14,972	38,208
Increase (Decrease) in Deposits Payable	4,600	58,631	63,231	-
Increase (Decrease) in Total OPEB Liability	2,751	2,897	5,648	-
Increase (Decrease) in Net Pension Liability	(1,447)	(4,951)	(6,398)	-
Increase (Decrease) in Deferred Inflows - Pensions	(1,655)	(2,401)	(4,056)	-
Increase (Decrease) in Compensated Absences Payable	(813)	(9,139)	(9,952)	-
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<u>\$ 282,358</u>	<u>\$ 170,561</u>	<u>\$ 452,919</u>	<u>\$ 30,892</u>
<b>SCHEDULE OF NON-CASH CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Contributions of Capital Assets	\$ 210,000	\$ 350,000	\$ 560,000	\$ -

The accompanying notes are an integral part of this statement.

**City of Winters**  
**Statement of Fiduciary Net Position**  
**Fiduciary Funds**  
**June 30, 2019**

	Agency Funds	Successor Agency Private-purpose Trust Fund
<b>ASSETS</b>		
Cash and Investments	\$ 387,944	\$ 736,776
Interest Receivable	591	-
Notes Receivable	-	66,600
Property Held for Resale	-	608,993
	<b>\$ 388,535</b>	<b>1,412,369</b>
<b>LIABILITIES</b>		
Accounts Payable	\$ 8,382	-
Interest Payable	-	171,742
Due to Other Agencies	380,153	-
Due to City of Winters	-	457,821
Long-Term Debt, Due within One Year	-	340,000
Long-Term Debt, Due in more Than One Year	-	13,522,705
	<b>\$ 388,535</b>	<b>14,492,268</b>
<b>NET POSITION</b>		
Net Position (Deficit) Held in Trust for Successor Agency		<b>\$ (13,079,899)</b>

The accompanying notes are an integral part of this statement.

**City of Winters**  
**Statement of Changes in Fiduciary Net Position**  
**Fiduciary Funds**  
Year Ended June 30, 2019

	Successor Agency Private-purpose Trust Fund
<b>ADDITIONS</b>	
Investment Income	\$ -
Taxes and Assessments	1,230,649
Total Additions	1,230,649
<b>DEDUCTIONS</b>	
Community Development	253,478
Interest Expense	358,750
Total Deductions	612,228
Change in Net Position	618,421
Net Position - Beginning of Year	(13,698,320)
Net Position - End of Year	\$ (13,079,899)

The accompanying notes are an integral part of this statement.

**City of Winters**  
**Notes to Financial Statements**  
**Year Ended June 30, 2019**

**1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A) Description of Reporting Entity**

The City of Winters was established in 1875 and incorporated in 1898 under the general laws of the State of California and enjoys all the rights and privileges pertaining to such "General Law" cities.

The City operates under a City Manager – Council form of government and provides the following services: public safety (Police and Fire), highways and streets, water, sewer, parks and recreation, public improvements, planning and zoning, and general administration. The voters of the City of Winters, California, give authority and responsibility for operations to the City Council. The five-member City Council has the authority to employ administrative and support personnel to carry out its directives. The primary method used to monitor the performance of the City's management is the financial budget, which is adopted annually by the City Council.

As required by accounting principles generally accepted in the United States of America, these basic financial statements present the City of Winters (the primary government) and any component units.

Component Units

There are no component units of the City which meet the criteria of a blended or a discretely presented component unit.

**B) Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e. the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

The underlying accounting system of the City is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

**City of Winters**  
**Notes to Financial Statements**  
**Year Ended June 30, 2019**

**1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

**C) Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources* measurement focus and the accrual basis of accounting, as are the proprietary funds' financial statements. The fiduciary funds' financial statements are reported using the accrual basis of accounting but do not have a measurement focus. The economic resources measurement focus means that revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the fiscal year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental funds' financial statements are reported using the *current financial resources* measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when the liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Various taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

Fiduciary fund financial statements include a statement of net position and statement of changes in net position. Trust funds are accounted for on an economic resources measurement focus and full accrual basis of accounting. Agency funds are custodial in nature and do not involve measurement of results of operations, however, they do use the full accrual basis of accounting to recognize assets and liabilities.

Fund Classifications

The funds designated as major funds are determined by a mathematical calculation consistent with GASB Statement No. 34. The City reports the following major governmental funds:

**General Fund** – The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in other funds.

**HOME-CHOC Special Revenue Fund** – This fund accounts for gap financing for the 34-unit income-restricted apartment complex developed by CHOC (Community Housing Opportunity Corporation). The major revenue source of this fund is intergovernmental grant revenue.

**Revolving Loan Special Revenue Fund** – This fund is used to account for the loan repayments from first-time homebuyer loans and housing rehabilitation loans. The funds are restricted for first-time homebuyer or rehabilitation loans using the program income.

The City reports the following major enterprise funds:

**The Water Enterprise Fund** – This fund accounts for the operation and maintenance of the City's water distribution system.

**City of Winters**  
**Notes to Financial Statements**  
**Year Ended June 30, 2019**

**1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

**The Sewer Enterprise Fund** – This fund accounts for the operation and maintenance of the City's wastewater collection system including operating costs of the wastewater treatment facility.

The City also reports the following fund types:

The Internal Service Fund accounts for financial transactions related to the City's billing and collections. These services are provided to other departments of the City on a cost reimbursement basis.

The Private-Purpose Trust Fund is used to account for assets held by the City as trustee for the Redevelopment Agency Successor Agency.

The Agency Funds are used to report resources held by the City in a purely custodial capacity, which involves only the receipt, temporary investment, and remittance of fiduciary resources to individuals, and private organizations. The agency funds of the City are used for the Swim Team, Festival De La, Quilt Festival, and Elderberry activities. These funds are not included in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the government's proprietary funds functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Enterprise Funds are charges to customers for sales and services. Operating expenses for the Enterprise Funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

**D) Cash and investments**

In order to maximize investment return, the City pools its available cash for investment purposes. The cash management pool is used essentially as a demand deposit account by the participating funds. The City has defined cash and cash equivalents, for purposes of the preparation of its statement of cash flows, as deposits and investments purchased with a maturity date of 90 days or less.

Investments are stated at fair value (the value at which an investment could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale).

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

**E) Property Taxes**

Assessed values for purposes of property taxes are determined on an annual basis for the period July 1 to June 30 by the Yolo County Assessor as of January 1. Taxes are levied annually on July 1 and become a lien on real property at January 1. Taxes are due November 1 and February 1 and are delinquent if not paid by December 10 and April 10, respectively, at which time applicable penalties and interest are assessed. Unsecured taxes become delinquent if not paid by August 31.

**F) Restricted Assets**

Certain proceeds of the City's long-term debt, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because they are maintained in separate bank accounts and their use is limited by applicable bond covenants.

In the absence of specific statutory provisions governing the issuance of bonds, certificates, or leases, these bond monies may be invested in accordance with the ordinance, resolutions and indentures specifying the types of investments its trustees or fiscal agents may make. These ordinances, resolutions, and indentures are generally more restrictive than the City's general investment policy. In no instance have additional types of investments been authorized that are not permitted by the City's general investment policy.

**G) Capital Assets**

Capital assets, which include land, structures and improvements, machinery and equipment and infrastructure assets, are reported in the applicable governmental or business-type activity columns in the government-wide financial statements. Such assets are recorded at historical cost if purchased or constructed. Donated capital assets received prior to the implementation of GASB 72 were recorded at fair value on the date of donation. Donated capital assets received subsequent to the implementation of GASB 72 are recorded at acquisition value as of the date received. Capital outlay is recorded as expenditures in the governmental funds and as assets in the government-wide financial statements to the extent the City's capitalization threshold is met.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Buildings and improvements are depreciated using the straight-line method over estimated useful lives of 50 years. Infrastructure is depreciated over 50 years using the straight-line method. Machinery and equipment is depreciated over 10 years, while vehicles are depreciated over 5 years.

The capitalization thresholds of the City are as follows:

<u>Type</u>	<u>Cost</u>
Infrastructure	\$ 200,000 or more
Utility Systems	200,000 or more
Vehicles, Equipment and Machinery	5,000 or more
Improvements	5,000 or more
Buildings	50,000 or more

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued**

**H) Compensated Absences**

A liability is calculated for all the costs of compensated absences based upon benefits earned by employees in the current period for which there is a probability of payment at termination. The salary and related payroll costs are those in effect at June 30, 2019. Accumulated unpaid vacation and sick pay are accrued when earned. The amounts accrued for financial statement purposes represent 100% of the vacation pay liability and a qualifying amount of the sick pay liability at June 30, 2019. The general fund and water and sewer funds have been typically used to liquidate prior fiscal years' liabilities for compensated absences.

**I) Long-term Obligations**

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Initial-issue bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method (which approximates the effective interest method).

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the period issued. The face amount of debt issued is reported as other financing sources. Premiums received are reported as other financing sources, while discounts are reported as other financing uses.

**J) Use of Estimates**

The presentation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates and assumptions.

**K) Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position and balance sheet for the governmental funds will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents consumption of net position that applies to future period(s) and so will not be recognized as an outflow of resources (expense) until then. The City currently reports deferred outflows related to OPEB and pensions. See Notes 9 and 10 for more information.

In addition to liabilities, the statement of net position and balance sheet for the governmental funds will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one item, which arises only under the modified accrual basis of accounting, and others related to OPEB and pensions, which qualify for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported in the governmental funds balance sheet. The governmental funds report unavailable revenues from grant receivables and other miscellaneous receivables, as applicable. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

**City of Winters**  
**Notes to Financial Statements**  
**Year Ended June 30, 2019**

**1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued**

**L) Fund Equity**

In the government-wide, proprietary funds, and fiduciary fund financial statements, net position is classified in the following categories.

Net Investment in Capital Assets

This category groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of these assets reduce this category.

Restricted Net Position

This category presents external restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Position

This category represents the net position of the City that is not externally restricted for any project or other purpose.

**M) Net Position Flow Assumption**

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g. restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the statement of net position, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

**N) Fund Balance Flow Assumptions**

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**O) Fund Balance Policies**

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes.

Nonspendable - This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

**City of Winters**  
**Notes to Financial Statements**  
**Year Ended June 30, 2019**

**1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued**

Restricted - This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers or through enabling legislation.

Committed - The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (resolution) of City Council. Those committed amounts cannot be used for any other purpose unless City Council removes or changes the specified use by taking the same type of action (resolution) it employed to previously commit those amounts. In contrast to fund balance that is restricted by enabling legislation, committed fund balance classification may be redeployed for other purposes with appropriate due process. Constraints imposed on the use of committed amounts are imposed by City Council, separate from the authorization to raise the underlying revenue; therefore, compliance with these constraints are not considered to be legally enforceable. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

Assigned - Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the General Fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the General Fund, assigned amounts represent intended uses established by the City Manager.

Unassigned - This classification includes the residual balance for the government's general fund and includes all spendable amounts not contained in other classifications. In other funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed or assigned.

**P) Pensions**

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City of Winter's California Public Employees' Retirement System (CalPERS) plan (Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**Q) Other Postemployment Benefits (OPEB)**

For purposes of measuring the OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City's plan, if any, (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position, if any, have been determined on the same basis. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value. Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used: July 1, 2017 Valuation Date, June 30, 2019 Measurement Date, July 1, 2018 through June 30, 2019 Measurement Period.

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued**

**R) Implementation of Governmental Accounting Standards Board (GASB) Pronouncements**

The Governmental Accounting Standards Board has issued the following Statements, which may affect the City's financial reporting requirements in the future:

*GASB 84 - Fiduciary Activities:* This Statement establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify fiduciary component units and postemployment benefit arrangements that are fiduciary activities. The requirements of this Statement are effective for reporting periods beginning after December 15, 2018.

*GASB 87 – Leases:* This Statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The requirements of this Statement are effective for reporting periods beginning after December 15, 2019.

*GASB 89 – Accounting for Interest Cost Incurred before the End of a Construction Period:* This Statement establishes accounting requirements for interest cost incurred before the end of a construction period. The requirements of this Statement are effective for reporting periods beginning after December 15, 2019.

*GASB 90 – Majority Equity Interests:* The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. The requirements of this Statement are effective for reporting periods beginning after December 15, 2018.

*GASB 91 – Conduit Debt Obligations:* The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice. The requirements of this Statement are effective for reporting periods beginning after December 15, 2020.

**2) STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

**Deficit Fund Balances/Net Position**

At June 30, 2019, the following nonmajor funds had deficit fund balances:

Nonmajor Special Revenue Funds:		
Homeland Security Fund	\$	1,793
STBG 96-1043 Fund		29,070
Nonmajor Capital Projects Funds:		
505 Overpass Fund		717
Flood Control Study Fund		123,631

The City anticipates that future revenues will alleviate these deficits.

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**3) CASH AND INVESTMENTS**

The following is a summary of cash and investments at June 30, 2019:

	Government-wide Statement of Net Position			Total
	Governmental Activities	Business-type Activities	Fiduciary Funds	
Cash and Investments	\$ 7,454,350	\$ 1,698,231	\$ 1,124,720	\$ 10,277,301
Restricted Cash and Investments	205,983	555,918	-	761,901
<b>Total Cash and Investments</b>	<b>\$ 7,660,333</b>	<b>\$ 2,254,149</b>	<b>\$ 1,124,720</b>	<b>\$ 11,039,202</b>

Cash and investments at June 30, 2019 consisted of the following:

Cash on Hand	\$ 900
Deposits with Financial Institutions	5,163,384
Investments	5,874,918
<b>Total Cash and Investments</b>	<b>\$ 11,039,202</b>

**Investments Authorized by the California Government Code and the City's Investment Policy**

The table below identifies the investment types that are authorized for the City of Winters by the California Government Code (or the City's investment policy, where more restrictive). The table also identifies certain provisions of the California Government Code (or the City's investment policy, where more restrictive) that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustee that are governed by the provisions of debt agreements of the City, rather than the general provisions of the California Government Code or the City's investment policy.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Percentage Per Issuer
Local Agency Investment Fund (LAIF)	N/A	Unlimited	\$50 Million
U.S. Treasury Obligations	5 years	None	None
U.S. Government Agency Securities	5 years	None	None
Insured Deposits with Banks and Savings and Loans	N/A	None	15%
Repurchase Agreements	90 days	None	15%
Banker's Acceptances	6 months	30%	15%
Commercial Paper	6 months	25%	15%
Negotiable Time Certificates of Deposit	5 years	30%	15%
Medium Term Corporate Notes	5 years	30%	15%
Money Market Funds	N/A	15%	15%
Non-negotiable Time Deposits	5 years	25%	15%

Per the City's investment policy, if special circumstances arise that necessitate the purchase of securities beyond the five-year limitation, the requests must be approved by the City Council prior to purchase.

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**3) CASH AND INVESTMENTS - Continued**

**Investments Authorized by Debt Agreements**

Investment of debt proceeds held by bond trustees are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the investment types that are authorized for investments held by bond trustees. The table also identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Percentage Per Issuer
U.S. Treasury Obligations	5 years	None	None
U.S. Agency Securities	5 years	None	None
Banker's Acceptances	180 days	30%	30%
Commercial Paper	180 days	15%	None
Money Market Funds	N/A	None	None
Guaranteed Investment Contracts	5 years	None	None
Certificates of Deposit	1 year	30%	None
Medium Term Corporate Notes	5 years	15%	None

**Disclosures Relating to Interest Rate Risk**

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the City manages its exposure to interest rate risk is by purchasing a combination of short-term and long-term investments, and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flows and liquidity needed for operations. Information about the sensitivity of the fair values of the City's investments to market interest rate fluctuations is provided by the following table:

Investment Type	Remaining Maturity (in Months)			
	Total	12 Months Or Less	13 to 24 Months	25 to 60 Months
Local Agency Investment Fund	\$ 5,874,918	\$ 5,874,918	\$ -	\$ -
	<u>\$ 5,874,918</u>	<u>\$ 5,874,918</u>	<u>\$ -</u>	<u>\$ -</u>

**Disclosures Relating to Credit Risk**

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code, the City's investment policy, or debt agreements, and the actual rating as of fiscal year end for each investment type.

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**3) CASH AND INVESTMENTS - Continued**

Investment Type	Amount	Minimum Legal Rating	AAA	A	Unrated
Local Agency Investment Fund	\$ 5,874,918	N/A	\$ -	\$ -	\$ 5,874,918
Total	<u>\$ 5,874,918</u>		<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,874,918</u>

**Concentration of Credit Risk**

The investment policy of the City contains no limitations on the amount that can be invested in any one issuer. There are no investments (other than the State Investment Pool and money market funds) that represent 5% or more of total City investments.

**Custodial Credit Risk**

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits. The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The fair value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

As of June 30, 2019, the City's deposits (bank balances) were insured by the Federal Depository Insurance Corporation or collateralized as required under California Law.

**Fair Value**

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

**Investment in State Investment Pool**

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. The fair value of the City's investment in this pool is reported in the accompanying financial statements at amounts based upon the City's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the amortized cost basis.

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**4) NOTES RECEIVABLE**

The City administers various residential rehabilitation, first-time homebuyer, and down payment assistance loan programs for low- and moderate-income families. In addition, the City has loaned monies to developers for affordable housing projects. The loans have different stated interest rates, payback periods and may be forgivable assuming all conditions are met. These loans are long-term in nature and are reported in the governmental funds balance sheet. At June 30, 2019, the outstanding balance of notes receivable totaled \$4,069,163.

**5) INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS**

Amounts representing temporary interfund borrowings at June 30, 2019 are as follows:

	Due from	Due to
General Fund	\$ 2,510	\$ -
Non-major Governmental Funds	29,070	31,580
<b>Total</b>	<b>\$ 31,580</b>	<b>\$ 31,580</b>

**Long-term Advances**

The City of Winters has loaned the former redevelopment agency (Successor Agency) amounts as needed for operations in prior years. As of June 30, 2019, the balance was \$457,821.

The advances between non-major governmental funds of \$125,000 represent amounts loaned by the Streets and Storm Drain capital projects fund to the Flood Control Study special revenue fund for flood solution study costs. These advances will be repaid with future impact fees.

**Interfund Transfers**

Transfers in and out for the year ended June 30, 2019 are as follows:

Transfers Out	Transfers In			Total
	General Fund	Revolving Loan Fund	Non-major Governmental Funds	
General Fund	\$ -	\$ -	\$ 319,556	\$ 319,556
Non-major Governmental Funds	221,645	23,078	3,653	248,376
<b>Total</b>	<b>\$ 221,645</b>	<b>\$ 23,078</b>	<b>\$ 323,209</b>	<b>\$ 567,932</b>

The General Fund transferred \$319,556 to the non-major City-wide Assessment governmental fund to cover deficits for operating costs. Transfers of \$23,078 in loan repayments were made from non-major governmental funds to the Revolving Loan Fund, and transfers of \$221,645 were made from non-major governmental funds to the General Fund to fund various project costs.

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**6) CAPITAL ASSETS**

The following is a summary of capital asset activity for the 2018-19 fiscal year:

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Governmental Activities:</b>				
Capital Assets, Not Being Depreciated:				
Land	\$ 686,080	\$ 75,440	\$ -	\$ 761,520
Construction in Progress	162,908	137,942	-	300,850
Total Capital Assets Not Being Depreciated	<u>848,988</u>	<u>213,382</u>	<u>-</u>	<u>1,062,370</u>
Capital Assets Being Depreciated:				
Buildings and Improvements	14,143,985	-	-	14,143,985
Vehicles and Equipment	2,845,808	141,955	-	2,987,763
Infrastructure	20,157,163	774,038	-	20,931,201
Total Capital Assets Being Depreciated	<u>37,146,956</u>	<u>915,993</u>	<u>-</u>	<u>38,062,949</u>
Less Accumulated Depreciation:				
Buildings and Improvements	(3,936,238)	(329,436)	-	(4,265,674)
Vehicles and Equipment	(2,365,944)	(193,248)	-	(2,559,192)
Infrastructure	(2,547,453)	(404,379)	-	(2,951,832)
Total Accumulated Depreciation	<u>(8,849,635)</u>	<u>(927,063)</u>	<u>-</u>	<u>(9,776,698)</u>
Net Capital Assets Being Depreciated	<u>28,297,321</u>	<u>(11,070)</u>	<u>-</u>	<u>28,286,251</u>
Total Capital Assets, Governmental Activities	<u>\$ 29,146,309</u>	<u>\$ 202,312</u>	<u>\$ -</u>	<u>\$ 29,348,621</u>
	Beginning Balance	Increases	Decreases	Ending Balance
<b>Business-type Activities:</b>				
Capital Assets, Not Being Depreciated:				
Land	\$ 682,979	\$ -	\$ -	\$ 682,979
Construction in Progress	112,919	239,763	-	352,682
Total Capital Assets Not Being Depreciated	<u>795,898</u>	<u>239,763</u>	<u>-</u>	<u>1,035,661</u>
Capital Assets Being Depreciated:				
Water Pipes	11,958,728	48,784	-	12,007,512
Sewer Plant and Pipes	10,812,323	-	-	10,812,323
Infrastructure	427,506	560,000	-	987,506
Machinery and Equipment	2,018,316	56,740	-	2,075,056
Total Capital Assets Being Depreciated	<u>25,216,873</u>	<u>665,524</u>	<u>-</u>	<u>25,882,397</u>
Less Accumulated Depreciation:				
Water Pipes	(8,148,388)	(83,217)	-	(8,231,605)
Sewer Plant and Pipes	(6,124,632)	(105,411)	-	(6,230,043)
Infrastructure	(116,013)	(8,550)	-	(124,563)
Machinery and Equipment	(1,284,656)	(93,248)	-	(1,377,904)
Total Accumulated Depreciation	<u>(15,673,689)</u>	<u>(290,426)</u>	<u>-</u>	<u>(15,964,115)</u>
Net Capital Assets Being Depreciated	<u>9,543,184</u>	<u>375,098</u>	<u>-</u>	<u>9,918,282</u>
Total Capital Assets, Business-type Activities	<u>\$ 10,339,082</u>	<u>\$ 614,861</u>	<u>\$ -</u>	<u>\$ 10,953,943</u>

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**6) CAPITAL ASSETS - Continued**

Depreciation expense was charged to functions/programs of the governmental activities and business-type activities as follows:

General Government	\$ 41,266
Public Safety	312,235
Public Works	44,313
Parks and Recreation	185,484
Streets and Highways	322,497
Community Development	21,266
<b>Total Depreciation, Governmental Activities</b>	<b>\$ 927,061</b>
Water	\$ 105,645
Sewer	184,781
<b>Total Depreciation, Business-type Activities</b>	<b>\$ 290,426</b>

**7) LONG-TERM LIABILITIES**

The following is a summary of long-term liability transactions for the year ended June 30, 2019:

<b>Governmental Activities:</b>	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Compensated Absences	\$ 358,765	\$ 159,076	\$ 27,471	\$ 490,370	\$ 81,275
Total OPEB Liability	1,146,092	131,561	-	1,277,653	-
Net Pension Liability	4,389,183	-	127,130	4,262,053	-
Total	<u>\$ 5,894,040</u>	<u>\$ 290,637</u>	<u>\$ 154,601</u>	<u>\$ 6,030,076</u>	<u>\$ 81,275</u>
<b>Business-type Activities:</b>					
Compensated Absences	\$ 79,103	\$ 23,792	\$ 33,744	\$ 69,151	\$ 21,626
2018 Water Refunding Bonds	-	2,980,000	-	2,980,000	45,000
2018 Sewer Refunding Bonds	-	3,515,000	-	3,515,000	55,000
2007 Water Revenue Bonds	3,175,000	-	3,175,000	-	-
2007 Sewer Revenue Bonds	3,745,000	-	3,745,000	-	-
Total OPEB Liability	202,569	5,648	-	208,217	-
Net Pension Liability	716,500	-	6,398	710,102	-
Total	<u>\$ 7,918,172</u>	<u>\$ 6,524,440</u>	<u>\$ 6,960,142</u>	<u>\$ 7,482,470</u>	<u>\$ 121,626</u>

Pension and OPEB liabilities are typically liquidated by the General Fund.

**2018 Water Revenue Refunding Bonds** – In September of 2018, the City issued \$2,980,000 of Water Revenue Bonds bearing interest between 2.00% and 3.875%, payable semi-annually on March 1 and September 1. The Bonds were issued for the purpose of refunding the 2007 Water Revenue Bonds (current refunding), which were issued to provide funds for capital improvements of the City's waterworks system. Proceeds from the 2018 Bonds were placed in escrow to refund in full the 2007 Water Revenue Bonds and pay cost of issuance. As a result, the 2007 Water Revenue Bonds are considered defeased and the liability has been removed from these financial statements.

The City refunded the 2007 Water Revenue Bonds to increase total debt service by approximately \$33,000, and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$126,000.

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**7) LONG-TERM LIABILITIES - Continued**

100% of the water system revenues are pledged to repayment of the bonds and approximate \$1.5 million per year. For the 2018-19 fiscal year, system net revenues were approximately \$257,000, while total principal and interest payments on the Bonds, beginning in the next fiscal year, total \$127,831. The future debt service requirements are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2020	\$ 45,000	\$ 82,831	\$ 127,831
2021	60,000	103,944	163,944
2022	65,000	102,693	167,693
2023	65,000	101,069	166,069
2024	65,000	99,119	164,119
2025 - 2029	370,000	457,869	827,869
2030 - 2034	435,000	387,039	822,039
2035 - 2039	515,000	306,931	821,931
2040 - 2044	620,000	203,000	823,000
2045 - 2049	740,000	74,206	814,206
<b>Totals</b>	<b>\$ 2,980,000</b>	<b>\$ 1,918,701</b>	<b>\$ 4,898,701</b>

2018 Sewer Revenue Refunding Bonds – In September of 2018, the City issued \$3,515,000 of Sewer Revenue Bonds bearing interest between 2.00% and 3.875%, payable semi-annually on March 1 and September 1. The Bonds were issued for the purpose of refunding the 2007 Sewer Revenue Bonds (current refunding), which were issued to provide funds for capital improvements of the City's sewer system. Proceeds from the 2018 Bonds were placed in escrow to refund in full the 2007 Sewer Revenue Bonds and pay cost of issuance. As a result, the 2007 Sewer Revenue Bonds are considered defeased and the liability has been removed from these financial statements. The Sewer Fund did not meet the rate covenant requirement of 1.20 in FY 2018-19.

The City refunded the 2007 Sewer Revenue Bonds to increase total debt service by approximately \$19,000, and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$180,000.

100% of the sewer system revenues are pledged to repayment of the bonds and approximate \$1.9 million per year. For the 2018-19 fiscal year, system net revenues were approximately \$127,000, while total principal and interest payments on the Bonds, beginning in fiscal year 2019-20, total \$152,619. The Sewer Fund did not meet the rate covenant requirement of 1.20 in FY 2018-19. The Bonds are payable from the pledged revenues of the City. The future debt service requirements are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2020	\$ 55,000	\$ 97,619	\$ 152,619
2021	75,000	122,444	197,444
2022	75,000	120,944	195,944
2023	75,000	119,069	194,069
2024	80,000	116,744	196,744
2025 - 2029	435,000	539,219	974,219
2030 - 2034	515,000	455,244	970,244
2035 - 2039	605,000	361,012	966,012
2040 - 2044	725,000	239,375	964,375
2045 - 2049	875,000	87,478	962,478
<b>Totals</b>	<b>\$ 3,515,000</b>	<b>\$ 2,259,148</b>	<b>\$ 5,774,148</b>

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**7) LONG-TERM LIABILITIES - Continued**

**Fiduciary Fund Long-term Liabilities**

Long-term liabilities of the former Winters Community Development Agency were transferred to the Successor Agency Private-purpose Trust Fund during 2011-12 due to the State's action to dissolve redevelopment agencies. The following is a schedule of changes in long-term debt of the Successor Agency for the fiscal year ended June 30, 2019:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Tax Allocation Bonds:					
2017 Refunding Bonds	\$ 14,030,000	\$ -	\$ 320,000	\$ 13,710,000	\$ 340,000
Premium on Bonds	160,340	-	7,635	152,705	-
Total	<u>\$ 14,190,340</u>	<u>\$ -</u>	<u>\$ 327,635</u>	<u>\$ 13,862,705</u>	<u>\$ 340,000</u>

Tax Allocation Refunding Bonds – Series 2017 - In March 2017, the Successor Agency to the Winters Community Development Agency issued \$14,250,000 of Tax Allocation Refunding Bonds, Series 2017 to refund the 2004 and 2007 Tax Allocation Bonds of the former Winters Community Development Agency. Proceeds from the 2017 bonds were placed in escrow to refund in full the 2004 and 2007 bonds, and to pay costs of issuance. As a result, the 2004 and 2007 bonds are considered defeased and the liability has been removed from these financial statements.

The 2017 bonds mature in amounts from \$220,000 and \$1,115,000 annually from 2018 to 2039, with interest payments between 2.00% and 4.00%, payable semi-annually on March 1 and September 1. The Bonds are payable as to principal, interest and any premiums upon redemption at any time exclusively from the pledged tax revenues of the Successor Agency.

Future debt service requirements on the 2017 Tax Allocation Refunding Bonds are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2020	\$ 340,000	\$ 508,425	\$ 848,425
2021	365,000	492,500	857,500
2022	400,000	473,375	873,375
2023	435,000	452,500	887,500
2024	475,000	429,750	904,750
2025 - 2029	3,200,000	1,855,763	5,055,763
2030 - 2034	3,930,000	1,249,903	5,179,903
2035 - 2039	4,565,000	441,960	5,006,960
Totals	<u>\$ 13,710,000</u>	<u>\$ 5,904,176</u>	<u>\$ 19,614,176</u>

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**8) FUND BALANCES**

The details of the governmental fund balances as of June 30, 2019 are presented below:

	General Fund	HOME- CHOC Fund	Revolving Loan Fund	Total Non-major Governmental Funds	Total Governmental Funds
<b>Nonspendable:</b>					
Long-term Receivable from Successor Agency	\$ 457,821	\$ -	\$ -	\$ -	\$ 457,821
<b>Restricted for:</b>					
City-wide Assessment	-	-	-	58,253	58,253
Flood Control	-	-	-	205,955	205,955
Streets and Roads	-	-	-	225,610	225,610
First Time Homebuyers Program	-	2,843,180	-	89,174	2,932,354
Traffic Safety	-	-	-	115,653	115,653
Asset Forfeiture	-	-	-	1,490	1,490
Afterschool Program	-	-	-	110,052	110,052
Vehicle Theft	-	-	-	39,202	39,202
Transportation	-	-	-	153,314	153,314
Fire Prevention	-	-	-	907	907
Police	-	-	-	179,806	179,806
Beverage Recycling	-	-	-	6,570	6,570
BSCC Grant	-	-	-	9,403	9,403
Green House	-	-	-	15,471	15,471
Revolving Loans	-	-	1,475,204	-	1,475,204
Income Restricted Housing	-	-	-	1,592,981	1,592,981
Landfill Closure	-	-	-	65,331	65,331
Capital Projects	-	-	-	3,775,044	3,775,044
<b>Committed:</b>					
Capital Replacement	-	-	-	142,775	142,775
<b>Unassigned:</b>	683,475	-	-	(155,211)	528,264
<b>Total Fund Balance</b>	<b>\$ 1,141,296</b>	<b>\$2,843,180</b>	<b>\$1,475,204</b>	<b>\$ 6,631,780</b>	<b>\$12,091,460</b>

**9) OTHER POSTEMPLOYMENT BENEFITS**

**General Information About the OPEB Plan**

**Plan Description** - The City provides the same medical plans to retirees and surviving spouses as to its active employees, with the exception that once a retiree becomes eligible for Medicare, he or she must join a Medicare HMO or a Medicare Supplement plan, with Medicare becoming the primary payer. The plan is a single-employer defined benefit post-employment healthcare benefits plan. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

**Benefits Provided** - Employees are eligible for retiree health benefits if they retire from the City on or after age 50 and 5 years of service (age 52 for Miscellaneous PEPPA employees), and continue health insurance through a City-sponsored health insurance plan, the City will contribute the minimum monthly amount (as required by CalPERS) of the health insurance premium (\$133 and \$136 for the calendar years 2018 and 2019 respectively). The City's health plan does not issue a publicly available financial report.

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**9) OTHER POSTEMPLOYMENT BENEFITS - Continued**

**Employees Covered by Benefit Terms** – As of the July 1, 2017 actuarial valuation, the following current and former employees were covered by the benefit terms under the Plan:

Retirees or spouses of retirees	
currently receiving benefits	6
Active employees	36
	42

**Contributions** – The Plan and its contribution requirements are established by Memoranda of Understanding with the applicable employee bargaining units and may be amended by agreements between the City and the bargaining units. The annual contributions to the Plan are based on the costs to provide the benefits as described above on a pay as you go basis. For the fiscal year ended June 30, 2019, the City’s pay-as-you-go costs were \$11,032.

**Total OPEB Liability** - The City’s total OPEB liability was measured as of June 30, 2018 and the total OPEB liability used to calculate the OPEB liability was determined by an actuarial valuation dated July 1, 2017, based on the following actuarial methods and assumptions:

Valuation Date	July 1, 2017
Actuarial Cost Method	Entry Age Actuarial Cost
Mortality	RP-2014 Employee Healthy Annuitant Mortality Tables
Age at Retirement	50
Health Care Trend Rate	8.00% initial, 5.0% ultimate
Inflation Rate	2.25%
Salary Changes	3.00%
Discount Rate	3.60% - Bond Buyer 20-Bond GO index for 2017 3.50% - Bond Buyer 20-Bond GO index for 2019
Medical CPI	3.50% - used to project PERS statutory minimum benefit

**Discount Rate** – The discount rate used to measure the total OPEB liability was 3.50 percent and is based on the Bond Buyer 20-Bond GO index.

**Changes in the Total OPEB Liability**

	<u>Total OPEB Liability (TOL)</u>
Balance at June 30, 2018	<u>\$ 1,348,661</u>
Changes in the year:	
Service cost	88,808
Interest on the total OPEB liability	51,334
Changes of assumptions	20,136
Difference between actual and expected experience	(778)
Benefit payments, including implicit subsidy	(22,291)
Net changes	137,209
Balance at June 30, 2019	\$ 1,485,870

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**9) OTHER POSTEMPLOYMENT BENEFITS - Continued**

**Sensitivity of the Total OPEB Liability to changes in the Discount Rate** - The following presents the total OPEB liability of the City if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

	1% Decrease (2.50%)	Discount Rate (3.50%)	1% Increase (4.50%)
Total OPEB liability	\$ 1,709,292	\$ 1,485,870	\$ 1,303,759

**Sensitivity of the Net OPEB Liability to changes in the Healthcare Cost Trend Rates** - The following presents the net OPEB liability of the City, as well as what the City's Net OPEB would be if it were calculated using a healthcare cost trend rate that is 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rate:

	1% Decrease (7.0% decreasing to 4.0%)	Current Rates (8.0% decreasing to 5.0%)	1% Increase (9.0% decreasing to 6.0%)
Total OPEB liability	\$ 1,399,655	\$ 1,485,870	\$ 1,587,148

**OPEB Expense and Recognition of Deferred Outflows/Inflows of Resources Related to OPEB**

Gains and losses related to changes in total OPEB liability and fiduciary net position are recognized in OPEB expense systematically over time. Amounts are first recognized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense.

For the year ended June 30, 2019, the City recognized OPEB expense of \$143,131. The City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between actual and expected experience	\$ -	\$ 658
Changes of assumptions	17,027	-
Total	\$ 17,027	\$ 658

Amounts reported as deferred outflows of resources related to OPEB will be recognized as expense as follows:

Year Ending June 30,		
2020	\$	2,989
2021		2,989
2022		2,989
2023		2,989
2024		2,989
Thereafter		1,424

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**10) PENSION PLAN**

**General Information about the Defined Benefit Pension Plan**

**Plan Description** – All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan) administered by the California Public Employees' Retirement System (CalPERS.) The Plan consists of individual rate plans (benefit tiers) within a safety risk pool (police and fire) and a miscellaneous risk pool. Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under GASB Statement No. 68. Individual employers may sponsor more than one rate plan in the miscellaneous or safety risk pools. The City sponsors six rate plans (two miscellaneous and four safety). Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

**Benefits Provided** – The Plan is a cost-sharing multiple-employer defined benefit pension plan administered by the California Public Employees' Retirement System (CalPERS). A full description of the pension plan benefit provisions, assumptions for funding purposes but not accounting purposes, and membership information is listed in the June 30, 2017 Annual Actuarial Valuation Report. Details of the benefits provided can be obtained in Appendix B of the June 30, 2017 actuarial valuation report. This report is a publicly available valuation report that can be obtained at CalPERS' website under Forms and Publications.

	Miscellaneous	Miscellaneous PEPRA	Safety Police
	Prior to January 1, 2013	On or After January 1, 2013	Prior to January 1, 2013
Hire date			
Benefit formula	2% @ 55	2% @ 62	3% @ 55
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	55	62	55
Monthly benefits, as a % of eligible compensation	Highest single year	3-year average	3-year average
Required employee contribution rates	7%	6.25%	9%
Required employer contribution rates	9.409% + \$115,267	6.842% + \$220	17.614% + \$182,627
	Safety Police Tier II	Safety Police PEPRA	Safety Fire
	On or after February 7, 2011	On or after January 1, 2013	Prior to January 1, 2013
Hire date			
Benefit formula	2% @ 50	2.7% @ 57	2% @ 50
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50	57	50
Monthly benefits, as a % of eligible compensation	3-year average	3-year average	3-year average
Required employee contribution rates	9%	11.500%	9%
Required employer contribution rates	15.719% + \$204	12.141% + \$503	15.719% + \$4,762

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**10) PENSION PLAN – Continued**

**Contributions** – Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

Beginning in fiscal year 2016, CalPERS collects employer contributions for the Plan as a percentage of payroll for the normal cost portion as noted in the rates above and as a dollar amount for contributions toward the unfunded liability. The dollar amounts are billed on a monthly basis. The City's required contribution for the unfunded liability was \$303,583 in fiscal year 2019. The City's contributions to the plan for the year ended June 30, 2019 were \$688,997.

**Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows Related to Pensions**

As of June 30, 2019, the City reported a liability of \$4,972,155 for its proportionate share of the net pension liability. The City's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2018, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2017 rolled forward to June 30, 2018 using standard update procedures:

The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The City's proportionate share of the net pension liability as of June 30, 2017 and 2018 was as follows:

Proportion - June 30, 2017	0.05148%
Proportion - June 30, 2018	0.05160%
Change - Increase (Decrease)	0.00012%

For the year ended June 30, 2019, the City recognized pension expense of \$870,844. At June 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	\$ 688,997	\$ -
Differences between actual and expected experience	115,701	-
Changes in assumptions	424,843	-
Change in employer's proportion	152,133	2,463
Differences between the employer's contributions and employer's proportionate share of contributions	70,813	65,258
Net differences between projected and actual earnings on plan investments	29,329	-
<b>Total</b>	<b>\$ 1,481,816</b>	<b>\$ 67,721</b>

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**10) PENSION PLAN – Continued**

\$688,997 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ending June 30,		
2020	\$	551,450
2021		338,772
2022		(125,778)
2023		(39,346)
2024		-
Thereafter		-

**Actuarial Assumptions** – The total pension liabilities in the June 30, 2017 actuarial valuations were determined using the following actuarial assumptions:

	<u>All Plans</u>
Valuation date	June 30, 2017
Measurement date	June 30, 2018
Actuarial cost method	entry-age normal
Actuarial assumptions:	
Discount rate	7.15%
Inflation	2.75%
Projected salary increase	(1)
Investment rate of return	7.15%
Mortality	(2)

- (1) Depending on age, service and type of employment  
(2) Derived using CalPERS' Membership Data for all Funds.

The mortality table used was developed based on CalPERS-specific data. The table includes 15 years of mortality improvements using Society of Actuaries Scale 90% of scale MP 2016. For more details on this table, please refer to the December 2017 experience study report (based on CalPERS demographic data from 1997 to 2015) that can be found on the CalPERS website.

**Long-term Expected Rate of Return** - The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows.

Using historical returns of all the funds' asset classes, expected compound returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund.

**City of Winters**  
**Notes to Financial Statements**  
Year Ended June 30, 2019

**10) PENSION PLAN - Continued**

The expected rate of return was set by calculating the rounded single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses. The expected real rates of return by asset class are as follows:

Asset Class	New Strategic Allocation	Real Return Years 1 - 10 (1)	Real Return Years 11+ (2)
Global Equity	50%	4.80%	5.98%
Global Fixed Income	28%	1.00%	2.62%
Inflations Assets	-	0.77%	1.81%
Private Equity	8%	6.30%	7.23%
Real Assets	13%	3.75%	4.93%
Liquidity	1%	-	-0.92%

(1) An expected inflation of 2.0% used for this period.

(2) An expected inflation of 2.92% used for this period.

**Discount Rate** – The discount rate used to measure the total pension liability for PERF C was 7.15%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate** – The following presents the City’s proportionate share of the net pension liability for the Plan, calculated using the discount rate for the Plan, as well as what the City’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

1% Decrease	6.15%
Net Pension Liability	\$ 7,985,452
Current Discount Rate	7.15%
Net Pension Liability	\$ 4,972,155
1% Increase	8.15%
Net Pension Liability	\$ 2,493,637

**Pension Plan Fiduciary Net Position** – Detailed information about the pension plan’s fiduciary net position is available in the separately issued CalPERS financial reports.

**Payable to the Pension Plan** - At June 30, 2019, the City reported a payable of \$0 for the outstanding amount of contributions to the pension plan required for the year ended June 30, 2019.

**City of Winters  
Notes to Financial Statements  
Year Ended June 30, 2019**

**11) JOINT VENTURES (JOINT POWERS AGREEMENTS)**

Winters Fire Protection District

The City participates in a joint venture with the Winters Fire Protection District (District), under a joint powers agreement. The relationship between the City of Winters and the District is such that the District is not a component unit of the City for financial reporting purposes.

Fire Protection is provided by an intergovernmental agreement between the City of Winters and the Winters Fire Protection District (District). The agreement transferred all fire protection property of the District to the City. The District Board consists of five members, all appointed by County Board of Supervisors. The District approves its own budget. Separate financial statement are not prepared for the District.

Yolo Emergency Communications Agency

The City is a member of the Yolo Emergency Communications Agency (Agency), under a joint powers agreement. The governing board of the Agency consists of one member appointed by the governing body of each party to the agreement. The Agency was established in 1988 to provide dispatch and records management services, and to provide a 911 public safety answering point for the members.

The members of the Agency are required to make annual operating and capital contributions to help fund the Agency's operations, based on the adopted budgets. Financial statements may be obtained from Yolo Emergency Communications Agency, 35 No. Cottonwood St., Woodland, CA 95695.

**12) RISK MANAGEMENT**

**Yolo County Public Agency Risk Management Insurance Authority**

The City is a member of the Yolo County Public Agency Risk Management Insurance Authority, a joint-powers agreement which provides coverage against the following types of loss risks:

Type	Limits	Deductible
Liability	\$25,000,000	\$2,000, except for errors and omissions, which is \$15,000, with a limit of \$500,000
Auto	Up to stated Value	\$5,000 for all vehicles
Workers' Comp	\$5,000,000	\$1,000
All Risk Fire & Property	Replacement costs	Various up to \$10,000
Boiler and Machinery	\$100,000,000	\$1,000

The Authority is governed by a Board consisting of representatives from member municipalities. The Board controls the operations of the Authority, including selection of management and approval of operating budgets, independent of any influence by member municipalities beyond their representation on the Board. The City's deposits with the Authority are in accordance with formulas established by the Authority. Actual surpluses or losses are shared according to a formula developed from overall loss costs and spread to member entities on a percentage basis after a retrospective rating. Financial statements may be obtained from YCPARMIA, 77 W. Lincoln Ave. Woodland, CA 95695.

**City of Winters**  
**Notes to Financial Statements**  
**Year Ended June 30, 2019**

**13) COMMITMENTS AND CONTINGENCIES**

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, including the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by grantors cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

The City is subject to various lawsuits and claims involving public liability and other actions incidental to the ordinary course of City operations. In the aggregate, those claims seek monetary damages in significant amounts. To the extent the outcome of such litigation may be determined to result in financial loss to the City, in the opinion of City management, any potential liability for these actions is adequately provided for in the basic financial statements. The timing of potential payment of such losses cannot presently be determined.

During 1992, the City closed the landfill that was formerly operated by the City. Since 1992, the City has incurred post closure costs. During the 2017-18 fiscal year, the City incurred monitoring costs of \$4,485 and is expected to maintain the monitoring of the closed landfill in the near future. The future costs of post closure care are subject to change resulting from inflation/deflation, technology, change in scope of work, or changes in applicable laws or regulations.

**14) GENERAL FUND OPERATING DEFICIT**

The current year results of operations show a deficiency of revenues over expenditures of \$130,659 (operating deficit) in the current year. In addition, the prior year operating deficit was \$92,313. Although the City's General Fund had available fund balance to absorb the loss, the unassigned fund balance has decreased over the last several years to \$683,475.

Management's Plans

While the results of operations for the General Fund reflected expenditures in excess of revenues, management made significant budget adjustments to allow for as small a deficit as possible for the fiscal year. Certain Economic Development projects that were projected to be in construction, or actually opened for business for the fiscal year, did not meet the timelines as relayed to staff for implementing services for the 18-19 fiscal year. Staff has reviewed the projects with the developers and with consultants involved in the project and are projecting a balanced budget with no deficit for the 2019-2020 fiscal year. Staff is diligent in monitoring all the projected projects for status in construction and in opening dates. The revenues anticipated from these projects are recurring revenues that will support existing services as well as increased services in the future. Should staff determine that the projects will not meet the timelines relayed during the budget process, a review of expenditures will be undertaken and appropriate measures put into place to prevent a deficit for the 2019-2020 fiscal year.

**REQUIRED SUPPLEMENTARY INFORMATION**

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - General Fund**  
Year Ended June 30, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Taxes and Assessments	\$ 3,868,328	\$ 3,868,328	\$ 3,772,511	\$ (95,817)
Fines and Forfeitures	-	-	-	-
Licenses, Fees, and Permits	763,975	763,975	661,309	(102,666)
Use of Money and Property	97,903	97,903	132,556	34,653
Intergovernmental Revenues	33,500	33,500	351,207	317,707
Charges for Services	778,842	778,842	815,423	36,581
Other Revenues	5,000	5,000	7,537	2,537
<b>Total Revenues</b>	<b>5,547,548</b>	<b>5,547,548</b>	<b>5,740,543</b>	<b>192,995</b>
<b>EXPENDITURES</b>				
Current:				
General Government	289,458	289,458	284,810	4,648
Public Safety	4,004,630	4,004,630	4,276,524	(271,894)
Public Works	243,137	243,137	180,841	62,296
Community Development	660,481	660,481	728,143	(67,662)
Parks and Recreation	338,144	338,144	320,550	17,594
Capital Outlay	97,300	97,300	80,334	16,966
<b>Total Expenditures</b>	<b>5,633,150</b>	<b>5,633,150</b>	<b>5,871,202</b>	<b>(238,052)</b>
Excess (Deficiency) of Revenues over Expenditures	(85,602)	(85,602)	(130,659)	(45,057)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In	82,761	82,761	221,645	138,884
Transfers Out	-	-	(319,556)	(319,556)
<b>Total Other Financing Sources (Uses)</b>	<b>82,761</b>	<b>82,761</b>	<b>(97,911)</b>	<b>(180,672)</b>
<b>Net Change in Fund Balances</b>	<b>(2,841)</b>	<b>(2,841)</b>	<b>(228,570)</b>	<b>(225,729)</b>
Fund Balance, Beginning of Year	1,369,866	1,369,866	1,369,866	-
<b>Fund Balance, End of Year</b>	<b>\$ 1,367,025</b>	<b>\$ 1,367,025</b>	<b>\$ 1,141,296</b>	<b>\$ (225,729)</b>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Revolving Loan Special Revenue Fund**  
**Year Ended June 30, 2019**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Intergovernmental Revenues	\$ -	\$ -	\$ -	\$ -
Use of Money and Property	8,938	8,938	36,622	27,684
Total Revenues	<u>8,938</u>	<u>8,938</u>	<u>36,622</u>	<u>27,684</u>
<b>EXPENDITURES</b>				
Current:				
Community Development	-	-	26,103	(26,103)
Total Expenditures	<u>-</u>	<u>-</u>	<u>26,103</u>	<u>(26,103)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>8,938</u>	<u>8,938</u>	<u>10,519</u>	<u>1,581</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In	39,956	39,956	23,078	(16,878)
Transfers Out	(12,886)	(12,886)	-	12,886
Total Other Financing Sources (Uses)	<u>27,070</u>	<u>27,070</u>	<u>23,078</u>	<u>(3,992)</u>
Net Change in Fund Balances	36,008	36,008	33,597	(2,411)
Fund Balance, Beginning of Year	<u>1,441,607</u>	<u>1,441,607</u>	<u>1,441,607</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 1,477,615</u>	<u>\$ 1,477,615</u>	<u>\$ 1,475,204</u>	<u>\$ (2,411)</u>

**City of Winters**  
**Required Supplementary Information**  
For the Year Ended June 30, 2019

**Schedule of Changes in the City's**  
**Net OPEB Liability and Related Ratios**  
**Last 10 Fiscal Years\***

	Measurement Period	
	2019	2018
<b>Total OPEB Liability</b>		
Service cost	\$ 88,808	\$ 86,221
Interest on total OPEB liability	51,334	47,106
Changes in assumptions	20,136	-
Difference between actual and expected experience	(778)	-
Changes in benefits	-	-
Benefit payments, including implicit subsidy	(22,291)	(13,867)
Net change in total OPEB liability	137,209	119,460
Total OPEB liability - beginning	1,348,661	1,229,201
Total OPEB liability - ending	<u>\$ 1,485,870</u>	<u>\$ 1,348,661</u>
Covered payroll	\$ 3,260,482	\$ 3,180,040
Total OPEB liability as a percentage of covered-employee payroll	219.43%	235.79%

**Notes to the Schedule of Changes in the City's Total OPEB Liability**

No assets are accumulated in a trust that meets the criteria in GASBS No. 75, paragraph 4, to pay related benefits.

**Benefit Changes:** None

**Changes in Assumptions:** Discount rate was changed from 3.60% to 3.50% for the June 30, 2019 measurement period.

\*Fiscal year 2018 was the first year of implementation, therefore, not all 10 years of information is available.

**City of Winters**  
**Required Supplementary Information**  
For the Year Ended June 30, 2019

**Schedule of the City's Proportionate Share of the Net Pension Liability  
Last 10 Years\***

Measurement Date	Proportion of the Net Pension Liability	Proportionate Share of Net Pension Liability	Covered Payroll	Proportionate Share of the Net Pension Liability as a % of Payroll	Plan Fiduciary Net Position as a % of the Total Pension Liability
2018	0.05160%	\$ 4,972,155	\$ 3,180,040	156.36%	77.48%
2017	0.05148%	5,105,683	3,073,091	166.14%	75.01%
2016	0.05133%	4,441,761	3,126,263	142.08%	75.14%
2015	0.05876%	3,488,250	2,456,467	142.00%	79.46%
2014	0.05626%	3,500,685	2,150,896	162.75%	77.86%

**Notes to the Schedule of the City's Proportionate Share of the Net Pension Liability**

**Benefit Changes:** None

**Changes in Assumptions:** In 2017, the accounting discount rate changed from 7.65% to 7.15%.

\*Fiscal year 2015 was the first year of implementation, therefore, not all 10 years of information is available.

**City of Winters**  
**Required Supplementary Information**  
**For the Year Ended June 30, 2019**

**Schedule of Pension Plan Contributions**  
**Last 10 Years\***

Fiscal Year	Contractually Required Contributions	Contributions in Relation to the Actuarially Determined Contributions	Contribution Deficiency/ (Excess)	Covered Payroll	Contributions as a % of Covered Payroll
2019	\$ 688,997	\$ (688,997)	\$ -	\$ 3,260,482	21.13%
2018	633,001	(633,001)	-	3,180,040	19.91%
2017	644,270	(644,270)	-	3,073,091	20.96%
2016	490,580	(490,580)	-	3,126,263	15.69%
2015	624,528	(624,528)	-	2,456,467	25.42%

**Notes to the Schedule of Plan Contributions**

Valuation Date: 6/30/2016, 6/30/2015, 6/30/2014, 6/30/2013

\*Fiscal year 2015 was the first year of implementation, therefore, not all 10 years of information is available.

**City of Winters**  
**Notes to Required Supplementary Information**  
**Year Ended June 30, 2019**

**BUDGETS AND BUDGETARY ACCOUNTING**

The City prepares a budget for each fiscal year on or before June 30. Budgeted expenditures are enacted into law through the passage of an Appropriation Resolution. This resolution mandates the maximum authorized expenditures for the fiscal year and cannot be exceeded except by subsequent amendments to the budget by the City Council.

From the effective date of the budget, which is adopted and controlled at the department level, the amounts stated therein as proposed expenditures become appropriations to the various City departments. The legal level of control is by the City Manager. The City Council may amend the budget by resolution during the fiscal year.

Formal budgetary integration is employed as a management control device during the fiscal year for the General fund and special revenue funds. These budgets are adopted on a basis consistent with accounting principles generally accepted in the United States (USGAAP) and are consistent with the basis used for financial reporting. Accordingly, actual revenues and expenditures can be compared with related budget amounts without any reconciliation.

Expenditures in Excess of Appropriations

Expenditures in the General Fund exceeded appropriations in the current year by \$238,052.

There were no budgets prepared for the HOME-CHOC Special Revenue Fund, First Time Homebuyers Special Revenue Fund, Asset Forfeiture Special Revenue Fund, RMRA Special Revenue Fund, Prop. 84 Grant Special Revenue Fund, Dry Slough Grant Special Revenue Fund, Homeland Security Special Revenue Fund, Monitoring Fee Special Revenue Fund, STBG 96-1043 Special Revenue Fund, HOME 98-347 Special Revenue Fund, BSCC Grant Special Revenue Fund, In-Lieu Housing Special Revenue Fund, Boost Grant Special Revenue Fund, Roundabout Project Capital Projects Fund, 505 Overpass Capital Projects Fund, CDBG Domus Capital Projects Fund, Flood Control Study Capital Projects Fund, Parks and Recreation Capital Project Fund, Flood Control Fees Capital Project Fund, and Street Capital Project Fund.

## SUPPLEMENTARY INFORMATION

**City of Winters**  
**Non-major Governmental Funds**  
June 30, 2019

**SPECIAL REVENUE FUNDS**

Special revenue funds account for specific revenues that are legally restricted to expenditures for particular purposes. The other special revenue funds include:

**City Wide Assessment Fund** – This fund is used to account for assessments on property that are specifically restricted to the maintenance of City parks and street lighting.

**Flood Assessment District Fund** – This fund is used to account for donations used to assess the effects of flooding on the City.

**Gas Tax Fund** – This fund is used to account for the City's share of motor fuel tax revenues that are legally restricted to the maintenance of streets and roads within the City's boundaries.

**First Time Homebuyers Fund** – This fund is used to account for contributions for first time homebuyer programs donated by developers as a condition of development agreements.

**Traffic Safety Fund** – This fund is used to account for parking violation revenues and the expenditures that are legally restricted to the enforcement of parking codes.

**Asset Forfeiture Fund** – This fund is used to account for revenues related to the sale of seized assets from illegal activities. These expenditures are legally restricted for the payment of the City's share of the YONET organization's administrative cost.

**Afterschool Program Fund** – This fund is used to account for the revenues received from the State of California to provide after school programs in 2 schools within the Winters Joint Unified School District. Expenditures are restricted for providing instruction and enrichment activities afterschool for the youth of the School District.

**Vehicle Theft Deterrent Fund** – This fund is used to account for revenues and expenditures to deter automobile theft throughout Yolo County.

**Fire Prevention Grant Fund** – This fund is used to account for funding received to educate and prevent fires. These funds are required to be accounted for separately.

**RMRA Fund** – This fund is used to account for the Road Maintenance and Rehabilitation Account payments received from the State of California that is restricted for road maintenance.

**Public Safety Grants Fund** – This fund is used to account for the grants received that are restricted for public safety.

**State COPS 1913 Fund** – This fund is used to account for grant funds received by the State of California to support front line police services. These funds are legally restricted to be used to supplement current public safety funding.

**Realignment Fund** – This fund is used to account for AB109 funding.

**Housing Successor Fund** – This fund accounts for the low- and moderate-income housing assets that were retained by the City when the Redevelopment Agency dissolved in fiscal year 2011/12. The major revenue source of this fund is use of money and property.

**City of Winters**  
**Non-major Governmental Funds - Continued**  
June 30, 2019

**SPECIAL REVENUE FUNDS - Continued**

**Dry Slough Fund** – This fund is used to account for grant funds restricted for the replacement of the bridge over Dry Slough Creek.

**Beverage Recycling Grant Fund** – This fund is used to account for funds received from the State of California under the Beverage Container Recycling Act. Revenues may be expended for the purchase of recycling materials.

**Homeland Security Grant Fund** – This fund is used to account for grant funds received from Homeland Security.

**Monitoring Fee Fund** – This fund is used to account for permits and fees collected for the General Plan.

**STBG 96-1043 Fund** – This fund is used to account for funds expended for public works projects and housing rehabilitation loans made available through Block Grant Funds from the State of California. These funds are required to be accounted for separately.

**HOME 98-347 Fund** – This fund is used to account for the housing rehabilitation loans that the City of Winters made available to the citizens of the City of Winters utilizing Block Grant Funds from the State of California. These funds are required to be accounted for separately.

**BSCC Grant Fund** – This fund is used to account for Police Department outreach to at risk groups and crisis intervention training for officers.

**EDBG 99-688 Fund** – This fund is used to account for small business assistance loans made available through Economic Development Block Grant funds for the rehabilitation of the Buckhorn Café. These funds are required to be accounted for separately.

**EDBG 96-405 Fund** – This fund is used to account for small business assistance loans made available through Economic Development Block Grant funds for the rehabilitation of the empty Cradwick Building for use as business suites. These funds are required to be accounted for separately.

**In-Lieu Housing Fund** – This fund is used to account for the funds collected from developers to provide affordable housing, this could be in the form of for purchase homes or multifamily rentals.

**Boost Grant Fund** – This fund is used to account for a restricted grant from First 5 California to boost early childhood education.

**CAPITAL PROJECTS FUNDS**

Capital Projects Funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

The City has four (4) different types of Capital Projects Funds, which are described below.

**City of Winters**  
**Non-major Governmental Funds – Continued**  
June 30, 2019

**CAPITAL PROJECTS FUNDS - Continued**

**Special Capital Funds** – These funds are used to account for revenues and expenditures for specifically identified programs that are funded from specific revenue streams:

- Transportation Development Act Fund
- 505 Overpass Fund
- Green House Fund
- Flood Control Study Fund

**Other Capital Funds** – These funds are used for expenditures for replacement and renovation of existing infrastructure, and renovation and building of new city facilities. The revenues for these funds are generated from operations over expenditures for those operations:

- Capital Asset Replacement Fund
- Landfill Capital Fund
- Parks and Recreation Capital Fund
- Flood Control Fees Fund
- Street Capital Fund

**Miscellaneous Capital Funds** – These funds are collected for use in the development of oversized facilities by developers, which require eventual reimbursement to the installing developer. As a part of project approvals, some developers may be required to install facilities which will eventually serve other projects, thus creating a reimbursable expense. The City enters into “reimbursement agreements” which are then collected in the form of impact fees to developers whose projects are benefited by the improvement, then disbursed to the installing developer as reimbursements based on the agreements:

- RAJA Storm Drain Fund

**Impact Fee Funds** – These funds are used to collect and expend funds pursuant to the City of Winters Capital Facilities Development Study per the AB1600 legislation, as codified by California Government Section 66000 et seq. These funds are collected for development and are expended for expansion of services required due to the development:

- Street Impact Fee Fund
- Storm Drain Impact Fee Fund
- Parks and Recreation Impact Fee Fund
- Police Impact Fee Fund
- Fire Impact Fee Fund
- General Facilities Impact Fee Fund
- Water Impact Fee Fund
- Sewer Impact Fee Fund
- Street Capital Fund

**City of Winters**  
**Combining Balance Sheet**  
**Non-major Governmental Funds**  
June 30, 2019

	Special Revenue			
	City Wide Assessment Fund	Flood Assessment Fund	Gas Tax Fund	First Time Homebuyers Fund
<b>ASSETS</b>				
Cash and Investments	\$ 60,471	\$ 4,017	\$ 26,518	\$ 88,607
Receivables:				
Accounts	9,782	-	-	-
Interest	-	26	-	567
Notes Receivable	-	-	-	-
Due from Other Funds	-	-	-	-
Advances to Other Funds	-	-	-	-
Restricted Cash and Investments	-	-	-	-
<b>Total Assets</b>	<b><u>\$ 70,253</u></b>	<b><u>\$ 4,043</u></b>	<b><u>\$ 26,518</u></b>	<b><u>\$ 89,174</u></b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 12,000	\$ -	\$ 12,376	\$ -
Deposits	-	-	-	-
Due to Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
<b>Total Liabilities</b>	<b><u>12,000</u></b>	<b><u>-</u></b>	<b><u>12,376</u></b>	<b><u>-</u></b>
<b>FUND BALANCE (DEFICITS)</b>				
Restricted	58,253	4,043	14,142	89,174
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	-
<b>Total Fund Balances</b>	<b><u>58,253</u></b>	<b><u>4,043</u></b>	<b><u>14,142</u></b>	<b><u>89,174</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>\$ 70,253</u></b>	<b><u>\$ 4,043</u></b>	<b><u>\$ 26,518</u></b>	<b><u>\$ 89,174</u></b>

Special Revenue

Traffic Safety Fund	Asset Forfeiture Fund	Afterschool Program Fund	Vehicle Theft Deterrent Fund	Fire Prevention Fund	RMRA Fund	Public Safety Grants Fund
\$ 115,004	\$ 1,490	\$ 112,487	\$ 36,367	\$ 901	\$ 111,608	\$ -
-	-	-	2,603	-	23,865	-
649	-	800	232	6	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ 115,653</u>	<u>\$ 1,490</u>	<u>\$ 113,287</u>	<u>\$ 39,202</u>	<u>\$ 907</u>	<u>\$ 135,473</u>	<u>\$ -</u>
\$ -	\$ -	\$ 2,009	\$ -	\$ -	\$ -	\$ -
-	-	1,226	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	3,235	-	-	-	-
115,653	1,490	110,052	39,202	907	135,473	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>115,653</u>	<u>1,490</u>	<u>110,052</u>	<u>39,202</u>	<u>907</u>	<u>135,473</u>	<u>-</u>
<u>\$ 115,653</u>	<u>\$ 1,490</u>	<u>\$ 113,287</u>	<u>\$ 39,202</u>	<u>\$ 907</u>	<u>\$ 135,473</u>	<u>\$ -</u>

Continued

**City of Winters**  
**Combining Balance Sheet**  
**Non-major Governmental Funds - Continued**  
**June 30, 2019**

	Special Revenue			
	State COPS 1913 Fund	Realignment Fund	Housing Successor Fund	Dry Slough Fund
<b>ASSETS</b>				
Cash and Investments	\$ 179,806	\$ 75,512	\$ 233,584	\$ -
Receivables:				
Accounts	-	-	-	-
Interest	-	483	2,124	-
Notes Receivable	-	-	281,665	-
Due from Other Funds	-	-	-	-
Advances to Other Funds	-	-	-	-
Restricted Cash and Investments	-	-	-	-
<b>Total Assets</b>	<b>\$ 179,806</b>	<b>\$ 75,995</b>	<b>\$ 517,373</b>	<b>\$ -</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ -	\$ -	\$ 1,836	\$ -
Deposits	-	-	-	-
Due to Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>1,836</b>	<b>-</b>
<b>FUND BALANCE (DEFICITS)</b>				
Restricted	179,806	75,995	515,537	-
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	-
<b>Total Fund Balances</b>	<b>179,806</b>	<b>75,995</b>	<b>515,537</b>	<b>-</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b>\$ 179,806</b>	<b>\$ 75,995</b>	<b>\$ 517,373</b>	<b>\$ -</b>

Special Revenue

Beverage Recycling Fund	Homeland Security Grant Fund	Monitoring Fee Fund	STBG 96-1043 Fund	HOME 98-347 Fund	BSCC Grant Fund	EDBG 99-688 Fund
\$ 6,560	\$ -	\$ -	\$ -	\$ -	\$ 9,403	\$ -
-	-	-	-	-	-	-
10	-	-	-	-	-	-
-	-	-	-	82,061	-	65,324
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ 6,570</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 82,061</u>	<u>\$ 9,403</u>	<u>\$ 65,324</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
-	1,793	-	29,070	-	-	-
-	-	-	-	-	-	-
-	1,793	-	29,070	-	-	-
6,570	-	-	-	82,061	9,403	65,324
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	(1,793)	-	(29,070)	-	-	-
<u>6,570</u>	<u>(1,793)</u>	<u>-</u>	<u>(29,070)</u>	<u>82,061</u>	<u>9,403</u>	<u>65,324</u>
<u>\$ 6,570</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 82,061</u>	<u>\$ 9,403</u>	<u>\$ 65,324</u>

Continued

**City of Winters**  
**Combining Balance Sheet**  
**Non-major Governmental Funds - Continued**  
June 30, 2019

	Special Revenue			Capital Projects
	EDBG 96-405 Fund	In-Lieu Housing Fund	Boost Grant Fund	Transportation Development Act Fund
<b>ASSETS</b>				
Cash and Investments	\$ -	\$ 720,124	\$ -	\$ 108,251
Receivables:				
Accounts	-	-	-	45,248
Interest	-	1,988	-	-
Notes Receivable	207,947	-	-	-
Due from Other Funds	-	-	-	-
Advances to Other Funds	-	-	-	-
Restricted Cash and Investments	-	-	-	-
<b>Total Assets</b>	<b>\$ 207,947</b>	<b>\$ 722,112</b>	<b>\$ -</b>	<b>\$ 153,499</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ -	\$ -	\$ -	\$ 185
Deposits	-	-	-	-
Due to Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>185</b>
<b>FUND BALANCE (DEFICITS)</b>				
Restricted	207,947	722,112	-	153,314
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	-
<b>Total Fund Balances</b>	<b>207,947</b>	<b>722,112</b>	<b>-</b>	<b>153,314</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b>\$ 207,947</b>	<b>\$ 722,112</b>	<b>\$ -</b>	<b>\$ 153,499</b>

Capital Projects

505 Overpass Fund	Green House Fund	Flood Control Study Fund	Capital Asset Replacement Fund	Landfill Capital Fund	Parks and Recreation Capital Fund	Flood Control Fees Fund
\$ -	\$ 15,471	\$ 1,360	\$ 142,299	\$ 64,915	\$ 500,847	\$ 200,630
-	-	-	-	-	-	-
-	-	9	476	416	-	1,282
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ -</u>	<u>\$ 15,471</u>	<u>\$ 1,369</u>	<u>\$ 142,775</u>	<u>\$ 65,331</u>	<u>\$ 500,847</u>	<u>\$ 201,912</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,729	\$ -
-	-	-	-	-	-	-
717	-	-	-	-	-	-
-	-	125,000	-	-	-	-
<u>717</u>	<u>-</u>	<u>125,000</u>	<u>-</u>	<u>-</u>	<u>33,729</u>	<u>-</u>
-	15,471	-	-	65,331	467,118	201,912
-	-	-	142,775	-	-	-
-	-	-	-	-	-	-
<u>(717)</u>	<u>-</u>	<u>(123,631)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>(717)</u>	<u>15,471</u>	<u>(123,631)</u>	<u>142,775</u>	<u>65,331</u>	<u>467,118</u>	<u>201,912</u>
<u>\$ -</u>	<u>\$ 15,471</u>	<u>\$ 1,369</u>	<u>\$ 142,775</u>	<u>\$ 65,331</u>	<u>\$ 500,847</u>	<u>\$ 201,912</u>

Continued

**City of Winters**  
**Combining Balance Sheet**  
**Non-major Governmental Funds - Continued**  
June 30, 2019

	Capital Projects			
	RAJA Storm Drain Fund	Street Impact Fee Fund	Storm Drain Impact Fee Fund	Parks and Recreation Impact Fee Fund
<b>ASSETS</b>				
Cash and Investments	\$ 107,406	\$ 42,136	\$ 182,255	\$ 98,546
Receivables:				
Accounts	-	-	-	-
Interest	259	-	1,069	-
Notes Receivable	-	-	-	15,542
Due from Other Funds	-	-	-	-
Advances to Other Funds	-	95,000	30,000	-
Restricted Cash and Investments	9,589	-	-	-
<b>Total Assets</b>	<b><u>\$ 117,254</u></b>	<b><u>\$ 137,136</u></b>	<b><u>\$ 213,324</u></b>	<b><u>\$ 114,088</u></b>
<b>LIABILITIES</b>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Deposits	9,589	-	-	-
Due to Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
<b>Total Liabilities</b>	<b><u>9,589</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>
<b>FUND BALANCE (DEFICITS)</b>				
Restricted	107,665	137,136	213,324	114,088
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	-
<b>Total Fund Balances</b>	<b><u>107,665</u></b>	<b><u>137,136</u></b>	<b><u>213,324</u></b>	<b><u>114,088</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b><u>\$ 117,254</u></b>	<b><u>\$ 137,136</u></b>	<b><u>\$ 213,324</u></b>	<b><u>\$ 114,088</u></b>

Capital Projects						
Police Impact Fee Fund	Fire Impact Fee Fund	General Facilities Impact Fee Fund	Water Impact Fee Fund	Sewer Impact Fee Fund	Street Capital Fund	Total Non-major Governmental Funds
\$ 272,000	\$ 535,549	\$ 687,116	\$ 618,671	\$ 547,830	\$ 62,445	\$ 5,970,186
-	-	-	-	-	-	81,498
1,722	2,281	2,428	2,938	513	-	20,278
2,246	2,741	418	-	-	-	657,944
-	-	-	-	-	-	-
-	-	-	-	-	-	125,000
-	-	-	-	-	-	9,589
<u>\$ 275,968</u>	<u>\$ 540,571</u>	<u>\$ 689,962</u>	<u>\$ 621,609</u>	<u>\$ 548,343</u>	<u>\$ 62,445</u>	<u>\$ 6,864,495</u>
\$ 253	\$ -	\$ -	\$ -	\$ -	\$ 2,932	\$ 65,320
-	-	-	-	-	-	10,815
-	-	-	-	-	-	31,580
-	-	-	-	-	-	125,000
<u>253</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,932</u>	<u>232,715</u>
275,715	540,571	689,962	621,609	548,343	59,513	6,644,216
-	-	-	-	-	-	142,775
-	-	-	-	-	-	-
-	-	-	-	-	-	(155,211)
<u>275,715</u>	<u>540,571</u>	<u>689,962</u>	<u>621,609</u>	<u>548,343</u>	<u>59,513</u>	<u>6,631,780</u>
<u>\$ 275,968</u>	<u>\$ 540,571</u>	<u>\$ 689,962</u>	<u>\$ 621,609</u>	<u>\$ 548,343</u>	<u>\$ 62,445</u>	<u>\$ 6,864,495</u>

**City of Winters**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Non-major Governmental Funds**  
Year Ended June 30, 2019

	Special Revenue			
	City Wide Assessment Fund	Flood Assessment Fund	Gas Tax Fund	First Time Homebuyers Fund
<b>REVENUES</b>				
Taxes and Assessments	\$ 203,560	\$ -	\$ 154,851	\$ -
Fines and Forfeitures	-	-	-	-
Licenses, Fees, and Permits	-	-	-	-
Use of Money and Property	-	96	603	2,120
Intergovernmental Revenues	-	-	-	-
Charges for Services	-	-	-	-
Other Revenues	626	-	591	-
	<u>204,186</u>	<u>96</u>	<u>156,045</u>	<u>2,120</u>
Total Revenues				
<b>EXPENDITURES</b>				
Current:				
General Government	-	-	-	-
Public Safety	-	-	-	-
Public Works	-	-	-	-
Community Development	-	-	-	-
Parks and Recreation	273,314	-	-	-
Streets and Highways	-	-	149,945	-
Capital Outlay	-	-	38	-
	<u>273,314</u>	<u>-</u>	<u>149,983</u>	<u>-</u>
Total Expenditures				
Excess (Deficiency) of Revenues Over Expenditures	<u>(69,128)</u>	<u>96</u>	<u>6,062</u>	<u>2,120</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In	319,556	-	-	-
Transfers Out	-	-	(121,164)	-
	<u>319,556</u>	<u>-</u>	<u>(121,164)</u>	<u>-</u>
Total Other Financing Sources (Uses)				
Net Change in Fund Balances	250,428	96	(115,102)	2,120
Fund Balances, Beginning of Year	<u>(192,175)</u>	<u>3,947</u>	<u>129,244</u>	<u>87,054</u>
Fund Balances, End of Year	<u>\$ 58,253</u>	<u>\$ 4,043</u>	<u>\$ 14,142</u>	<u>\$ 89,174</u>

Special Revenue

Traffic Safety Fund	Asset Forfeiture Fund	Afterschool Program Fund	Vehicle Theft Deterrent Fund	Fire Prevention Fund	RMRA Fund	Public Safety Grants Fund
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,722	\$ -
11,758	-	-	-	-	-	-
-	-	-	-	-	-	-
2,427	-	2,737	1,068	23	-	-
-	1,259	169,069	-	-	-	31,053
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>14,185</u>	<u>1,259</u>	<u>171,806</u>	<u>1,068</u>	<u>23</u>	<u>133,722</u>	<u>31,053</u>
-	-	-	-	-	-	-
5,034	-	-	31,341	-	-	31,053
-	-	-	-	-	-	-
-	-	163,459	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	40,760	-
<u>5,034</u>	<u>-</u>	<u>163,459</u>	<u>31,341</u>	<u>-</u>	<u>40,760</u>	<u>31,053</u>
<u>9,151</u>	<u>1,259</u>	<u>8,347</u>	<u>(30,273)</u>	<u>23</u>	<u>92,962</u>	<u>-</u>
-	-	-	-	-	-	-
-	-	(55,456)	-	-	-	-
-	-	(55,456)	-	-	-	-
9,151	1,259	(47,109)	(30,273)	23	92,962	-
<u>106,502</u>	<u>231</u>	<u>157,161</u>	<u>69,475</u>	<u>884</u>	<u>42,511</u>	<u>-</u>
<u>\$ 115,653</u>	<u>\$ 1,490</u>	<u>\$ 110,052</u>	<u>\$ 39,202</u>	<u>\$ 907</u>	<u>\$ 135,473</u>	<u>\$ -</u>

Continued

**City of Winters**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Non-major Governmental Funds - Continued**  
Year Ended June 30, 2019

	Special Revenue			
	State COPS 1913 Fund	Realignment Fund	Housing Successor Fund	Dry Slough Fund
<b>REVENUES</b>				
Taxes and Assessments	\$ -	\$ -	\$ -	\$ -
Fines and Forfeitures	-	-	-	-
Licenses, Fees, and Permits	-	-	-	-
Use of Money and Property	13	1,812	13,897	-
Intergovernmental Revenues	148,723	-	-	3,653
Charges for Services	-	-	-	-
Other Revenues	-	-	-	-
<b>Total Revenues</b>	<b>148,736</b>	<b>1,812</b>	<b>13,897</b>	<b>3,653</b>
<b>EXPENDITURES</b>				
Current:				
General Government	-	-	28,122	-
Public Safety	101,655	26,019	-	-
Public Works	-	-	-	-
Community Development	-	-	493,426	-
Parks and Recreation	-	-	-	-
Streets and Highways	-	-	-	-
Capital Outlay	-	-	-	-
<b>Total Expenditures</b>	<b>101,655</b>	<b>26,019</b>	<b>521,548</b>	<b>-</b>
Excess (Deficiency) of Revenues Over Expenditures	47,081	(24,207)	(507,651)	3,653
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	(3,653)
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(3,653)</b>
Net Change in Fund Balances	47,081	(24,207)	(507,651)	-
Fund Balances, Beginning of Year	132,725	100,202	1,023,188	-
Fund Balances, End of Year	<b>\$ 179,806</b>	<b>\$ 75,995</b>	<b>\$ 515,537</b>	<b>\$ -</b>

Special Revenue

Beverage Recycling Fund	Homeland Security Grant Fund	Monitoring Fee	STBG 96-1043 Fund	HOME 98-347 Fund	BSCC Grant Fund	EDBG 99-688 Fund
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
288	-	45,025	-	-	-	2,524
10,000	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>10,288</u>	<u>-</u>	<u>45,025</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,524</u>
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
30,569	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>30,569</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
(20,281)	-	45,025	-	-	-	2,524
-	-	-	-	-	-	-
-	-	(45,025)	-	-	-	(17,404)
-	-	(45,025)	-	-	-	(17,404)
(20,281)	-	-	-	-	-	(14,880)
26,851	(1,793)	-	(29,070)	82,061	9,403	80,204
<u>\$ 6,570</u>	<u>\$ (1,793)</u>	<u>\$ -</u>	<u>\$ (29,070)</u>	<u>\$ 82,061</u>	<u>\$ 9,403</u>	<u>\$ 65,324</u>

Continued

**City of Winters**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Non-major Governmental Funds - Continued**  
Year Ended June 30, 2019

	Special Revenue			Capital Projects
	EDBG 96-405 Fund	In-Lieu Housing Fund	Boost Grant Fund	Transportation Development Act Fund
<b>REVENUES</b>				
Taxes and Assessments	\$ -	\$ -	\$ -	\$ -
Fines and Forfeitures	-	-	-	-
Licenses, Fees, and Permits	-	-	-	-
Use of Money and Property	2,735	5,398	-	-
Intergovernmental Revenues	-	-	5,126	314,679
Charges for Services	-	-	-	-
Other Revenues	-	459,579	-	1,785
<b>Total Revenues</b>	<b>2,735</b>	<b>464,977</b>	<b>5,126</b>	<b>316,464</b>
<b>EXPENDITURES</b>				
Current:				
General Government	-	300	-	-
Public Safety	-	-	-	-
Public Works	-	-	-	-
Community Development	-	-	-	-
Parks and Recreation	-	-	11,044	-
Streets and Highways	-	-	-	-
Capital Outlay	-	-	-	224,065
<b>Total Expenditures</b>	<b>-</b>	<b>300</b>	<b>11,044</b>	<b>224,065</b>
Excess (Deficiency) of Revenues Over Expenditures	2,735	464,677	(5,918)	92,399
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In	-	-	-	3,653
Transfers Out	(5,674)	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>(5,674)</b>	<b>-</b>	<b>-</b>	<b>3,653</b>
Net Change in Fund Balances	(2,939)	464,677	(5,918)	96,052
Fund Balances, Beginning of Year	210,886	257,435	5,918	57,262
Fund Balances, End of Year	<u>\$ 207,947</u>	<u>\$ 722,112</u>	<u>\$ -</u>	<u>\$ 153,314</u>



**City of Winters**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Non-major Governmental Funds - Continued**  
**Year Ended June 30, 2019**

	Capital Projects			
	RAJA Storm Drain Fund	Street Impact Fee Fund	Storm Drain Impact Fee Fund	Parks and Recreation Impact Fee Fund
<b>REVENUES</b>				
Taxes and Assessments	\$ -	\$ -	\$ -	\$ -
Fines and Forfeitures	-	-	-	-
Licenses, Fees, and Permits	-	52,709	11,168	113,340
Use of Money and Property	969	-	4,002	-
Intergovernmental Revenues	-	-	-	-
Charges for Services	-	-	-	-
Other Revenues	38,288	-	-	-
<b>Total Revenues</b>	<u>39,257</u>	<u>52,709</u>	<u>15,170</u>	<u>113,340</u>
<b>EXPENDITURES</b>				
Current:				
General Government	-	-	-	-
Public Safety	-	-	-	-
Public Works	-	-	1,722	1,448
Community Development	-	-	-	-
Parks and Recreation	-	-	-	-
Streets and Highways	-	9,408	-	-
Capital Outlay	-	-	-	1,024
<b>Total Expenditures</b>	<u>-</u>	<u>9,408</u>	<u>1,722</u>	<u>2,472</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>39,257</u>	<u>43,301</u>	<u>13,448</u>	<u>110,868</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net Change in Fund Balances</b>	<u>39,257</u>	<u>43,301</u>	<u>13,448</u>	<u>110,868</u>
Fund Balances, Beginning of Year	<u>68,408</u>	<u>93,835</u>	<u>199,876</u>	<u>3,220</u>
Fund Balances, End of Year	<u>\$ 107,665</u>	<u>\$ 137,136</u>	<u>\$ 213,324</u>	<u>\$ 114,088</u>

Capital Projects						
Police Impact Fee Fund	Fire Impact Fee Fund	General Facilities Impact Fee Fund	Water Impact Fee Fund	Sewer Impact Fee Fund	Street Capital Fund	Total Non-major Governmental Funds
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 492,133
-	-	-	-	-	-	11,758
23,124	65,472	93,334	69,211	161,771	-	648,152
6,654	8,544	9,094	11,001	2,145	72	87,940
-	-	-	-	-	2,000	716,699
-	1,000	-	-	-	-	1,000
-	-	-	-	-	-	500,869
<u>29,778</u>	<u>75,016</u>	<u>102,428</u>	<u>80,212</u>	<u>163,916</u>	<u>2,072</u>	<u>2,458,551</u>
-	-	435	-	-	-	28,857
438	447	-	-	-	-	195,987
1,313	1,313	1,313	1,801	1,748	-	105,852
-	-	-	-	-	-	509,092
-	-	-	-	-	-	525,053
-	-	-	-	-	19,822	179,175
<u>41,582</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>426,619</u>
<u>43,333</u>	<u>1,760</u>	<u>1,748</u>	<u>1,801</u>	<u>1,748</u>	<u>19,822</u>	<u>1,970,635</u>
<u>(13,555)</u>	<u>73,256</u>	<u>100,680</u>	<u>78,411</u>	<u>162,168</u>	<u>(17,750)</u>	<u>487,916</u>
-	-	-	-	-	-	323,209
-	-	-	-	-	-	(248,376)
-	-	-	-	-	-	74,833
(13,555)	73,256	100,680	78,411	162,168	(17,750)	562,749
<u>289,270</u>	<u>467,315</u>	<u>589,282</u>	<u>543,198</u>	<u>386,175</u>	<u>77,263</u>	<u>6,069,031</u>
<u>\$ 275,715</u>	<u>\$ 540,571</u>	<u>\$ 689,962</u>	<u>\$ 621,609</u>	<u>\$ 548,343</u>	<u>\$ 59,513</u>	<u>\$ 6,631,780</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - City Wide Assessment Special Revenue Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Taxes and Assessments	\$ 205,425	\$ 203,560	\$ (1,865)
Other Revenues	-	626	626
	<u>205,425</u>	<u>204,186</u>	<u>(1,239)</u>
Total Revenues			
<b>EXPENDITURES</b>			
Current:			
Parks and Recreation	270,764	273,314	(2,550)
Capital Outlay	-	-	-
	<u>270,764</u>	<u>273,314</u>	<u>(2,550)</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>(65,339)</u>	<u>(69,128)</u>	<u>(3,789)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	60,834	319,556	258,722
Transfers Out	-	-	-
	<u>60,834</u>	<u>319,556</u>	<u>258,722</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	(4,505)	250,428	254,933
Fund Balance, Beginning of Year	<u>(192,175)</u>	<u>(192,175)</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ (196,680)</u>	<u>\$ 58,253</u>	<u>\$ 254,933</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Flood Assessment Special Revenue Fund**  
**Year Ended June 30, 2019**

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Licenses, Fees, and Permits	\$ -	\$ -	\$ -
Use of Money and Property	45	96	51
	<u>45</u>	<u>96</u>	<u>51</u>
Total Revenues	<u>45</u>	<u>96</u>	<u>51</u>
<b>EXPENDITURES</b>			
Current:			
Public Works	-	-	-
Capital Outlay	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues over Expenditures	<u>45</u>	<u>96</u>	<u>51</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	45	96	51
Fund Balances, Beginning of Year	<u>3,947</u>	<u>3,947</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 3,992</u>	<u>\$ 4,043</u>	<u>\$ 51</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Gas Tax Special Revenue Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Taxes and Assessments	\$ 189,304	\$ 154,851	\$ (34,453)
Use of Money and Property	-	603	603
Other Revenues	-	591	591
	<u>189,304</u>	<u>156,045</u>	<u>(33,259)</u>
<b>Total Revenues</b>			
<b>EXPENDITURES</b>			
Current:			
Streets and Highways	172,298	149,945	22,353
Capital Outlay	-	38	(38)
	<u>172,298</u>	<u>149,983</u>	<u>22,315</u>
<b>Total Expenditures</b>			
Excess (Deficiency) of Revenues Over Expenditures	<u>17,006</u>	<u>6,062</u>	<u>(10,944)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers Out	-	(121,164)	(121,164)
	<u>-</u>	<u>(121,164)</u>	<u>(121,164)</u>
<b>Total Other Financing Sources (Uses)</b>			
Net Change in Fund Balances	17,006	(115,102)	(132,108)
Fund Balance, Beginning of Year	<u>129,244</u>	<u>129,244</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 146,250</u>	<u>\$ 14,142</u>	<u>\$ (132,108)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Traffic Safety Special Revenue Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Fines and Forfeitures	\$ 6,000	\$ 11,758	\$ 5,758
Use of Money and Property	260	2,427	2,167
Other Revenues	-	-	-
	<u>6,260</u>	<u>14,185</u>	<u>7,925</u>
Total Revenues			
<b>EXPENDITURES</b>			
Current:			
Public Safety	22,200	5,034	17,166
Capital Outlay	50,000	-	50,000
	<u>72,200</u>	<u>5,034</u>	<u>67,166</u>
Total Expenditures			
Excess (Deficiency) of Revenues Over Expenditures	(65,940)	9,151	75,091
Fund Balance, Beginning of Year	<u>106,502</u>	<u>106,502</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 40,562</u>	<u>\$ 115,653</u>	<u>\$ 75,091</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Afterschool Program Special Revenue Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Use of Money and Property	\$ -	\$ 2,737	\$ 2,737
Intergovernmental Revenue	157,980	169,069	11,089
Other Revenues	-	0	0
	<u>157,980</u>	<u>171,806</u>	<u>13,826</u>
Total Revenues	<u>157,980</u>	<u>171,806</u>	<u>13,826</u>
<b>EXPENDITURES</b>			
Current:			
Parks and Recreation	158,408	163,459	(5,051)
Capital Outlay	-	-	-
	<u>158,408</u>	<u>163,459</u>	<u>(5,051)</u>
Total Expenditures	<u>158,408</u>	<u>163,459</u>	<u>(5,051)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(428)</u>	<u>8,347</u>	<u>8,775</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	(55,456)	(55,456)
	<u>-</u>	<u>(55,456)</u>	<u>(55,456)</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>(55,456)</u>	<u>(55,456)</u>
Net Change in Fund Balances	<u>(428)</u>	<u>(47,109)</u>	<u>(46,681)</u>
Fund Balance, Beginning of Year	<u>157,161</u>	<u>157,161</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 156,733</u>	<u>\$ 110,052</u>	<u>\$ (46,681)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Vehicle Theft Deterrent Special Revenue Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Use of Money and Property	\$ 29	\$ 1,068	\$ 1,039
Intergovernmental Revenue	18,000	-	(18,000)
Total Revenues	<u>18,029</u>	<u>1,068</u>	<u>(16,961)</u>
<b>EXPENDITURES</b>			
Current:			
Public Safety	53,400	31,341	22,059
Capital Outlay	-	-	-
Total Expenditures	<u>53,400</u>	<u>31,341</u>	<u>22,059</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(35,371)</u>	<u>(30,273)</u>	<u>5,098</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(35,371)	(30,273)	5,098
Fund Balance, Beginning of Year	<u>69,475</u>	<u>69,475</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 34,104</u>	<u>\$ 39,202</u>	<u>\$ 5,098</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Fire Prevention Special Revenue Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Use of Money and Property	\$ -	\$ 23	\$ 23
Intergovernmental	10	-	(10)
Total Revenues	<u>10</u>	<u>23</u>	<u>13</u>
<b>EXPENDITURES</b>			
Current:			
Public Safety	201	-	201
Capital Outlay	-	-	-
Total Expenditures	<u>201</u>	<u>-</u>	<u>201</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(191)</u>	<u>23</u>	<u>214</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(191)	23	214
Fund Balance, Beginning of Year	<u>884</u>	<u>884</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 693</u>	<u>\$ 907</u>	<u>\$ 214</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - State COPS 1913 Special Revenue Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Intergovernmental Revenues	\$ 100,000	\$ 148,723	\$ 48,723
Use of Money and Property	-	13	13
Total Revenues	<u>100,000</u>	<u>148,736</u>	<u>48,736</u>
<b>EXPENDITURES</b>			
Current:			
Public Safety	120,428	101,655	18,773
Capital Outlay	-	-	-
Total Expenditures	<u>120,428</u>	<u>101,655</u>	<u>18,773</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(20,428)</u>	<u>47,081</u>	<u>67,509</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(20,428)	47,081	67,509
Fund Balance, Beginning of Year	<u>132,725</u>	<u>132,725</u>	-
Fund Balance, End of Year	<u>\$ 112,297</u>	<u>\$ 179,806</u>	<u>\$ 67,509</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Realignment Special Revenue Fund**  
**Year Ended June 30, 2019**

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Intergovernmental Revenues	\$ -	\$ -	\$ -
Use of Money and Property	20	1,812	1,792
	<u>20</u>	<u>1,812</u>	<u>1,792</u>
<b>Total Revenues</b>	<b>20</b>	<b>1,812</b>	<b>1,792</b>
<b>EXPENDITURES</b>			
Current:			
Public Safety	5,383	26,019	(20,636)
Capital Outlay	-	-	-
	<u>5,383</u>	<u>26,019</u>	<u>(20,636)</u>
<b>Total Expenditures</b>	<b>5,383</b>	<b>26,019</b>	<b>(20,636)</b>
Excess (Deficiency) of Revenues over Expenditures	<u>(5,363)</u>	<u>(24,207)</u>	<u>(18,844)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net Change in Fund Balances	(5,363)	(24,207)	(18,844)
Fund Balance, Beginning of Year	<u>100,202</u>	<u>100,202</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 94,839</u>	<u>\$ 75,995</u>	<u>\$ (18,844)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Housing Successor Special Revenue Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Intergovernmental Revenues	\$ -	\$ -	\$ -
Use of Money and Property	501	13,897	13,396
Total Revenues	<u>501</u>	<u>13,897</u>	<u>13,396</u>
<b>EXPENDITURES</b>			
Current:			
General Government	1,000	28,122	(27,122)
Community Development	-	493,426	493,426
Total Expenditures	<u>1,000</u>	<u>521,548</u>	<u>(520,548)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(499)</u>	<u>(507,651)</u>	<u>(507,152)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(499)	(507,651)	(507,152)
Fund Balance, Beginning of Year	<u>1,023,188</u>	<u>1,023,188</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 1,022,689</u>	<u>\$ 515,537</u>	<u>\$ (507,152)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Beverage Recycling Special Revenue Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Use of Money and Property	\$ -	\$ 288	\$ 288
Intergovernmental Revenue	5,000	10,000	5,000
Total Revenues	<u>5,000</u>	<u>10,288</u>	<u>5,288</u>
<b>EXPENDITURES</b>			
Current:			
Parks and Recreation	5,000	30,569	(25,569)
Capital Outlay	-	-	-
Total Expenditures	<u>5,000</u>	<u>30,569</u>	<u>(25,569)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>-</u>	<u>(20,281)</u>	<u>(20,281)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	-	(20,281)	(20,281)
Fund Balance, Beginning of Year	<u>26,851</u>	<u>26,851</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 26,851</u>	<u>\$ 6,570</u>	<u>\$ (20,281)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - EDBG 99-688 Special Revenue Fund**  
**Year Ended June 30, 2019**

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Program Income	\$ -	\$ -	\$ -
Use of Money and Property	<u>15,953</u>	<u>2,524</u>	<u>(13,429)</u>
Total Revenues	<u>15,953</u>	<u>2,524</u>	<u>(13,429)</u>
<b>EXPENDITURES</b>			
Current:			
Public Safety	-	-	-
Capital Outlay	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues over Expenditures	<u>15,953</u>	<u>2,524</u>	<u>(13,429)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	<u>(15,954)</u>	<u>(17,404)</u>	<u>(1,450)</u>
Total Other Financing Sources (Uses)	<u>(15,954)</u>	<u>(17,404)</u>	<u>(1,450)</u>
Net Change in Fund Balances	(1)	(14,880)	(14,879)
Fund Balance, Beginning of Year	<u>80,204</u>	<u>80,204</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 80,203</u>	<u>\$ 65,324</u>	<u>\$ (14,879)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - EDBG 96-405 Special Revenue Fund**  
**Year Ended June 30, 2019**

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Program Income	\$ 5,832	\$ -	\$ (5,832)
Use of Money and Property	9,415	2,735	(6,680)
	<u>15,247</u>	<u>2,735</u>	<u>(12,512)</u>
<b>EXPENDITURES</b>			
Current:			
Public Safety	-	-	-
Capital Outlay	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	-	-	-
Excess (Deficiency) of Revenues over Expenditures	<u>15,247</u>	<u>2,735</u>	<u>(12,512)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	(15,248)	(5,674)	9,574
	<u>(15,248)</u>	<u>(5,674)</u>	<u>9,574</u>
Total Other Financing Sources (Uses)	(15,248)	(5,674)	9,574
Net Change in Fund Balances	(1)	(2,939)	(2,938)
Fund Balance, Beginning of Year	<u>210,886</u>	<u>210,886</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 210,885</u>	<u>\$ 207,947</u>	<u>\$ (2,938)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual -Transportation Development Act Capital Projects Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Use of Money and Property	\$ -	\$ -	\$ -
Intergovernmental Revenue	314,680	314,679	(1)
Other Revenues	-	1,785	1,785
Total Revenues	<u>314,680</u>	<u>316,464</u>	<u>1,784</u>
<b>EXPENDITURES</b>			
Current:			
Public Works	-	-	-
Capital Outlay	<u>267,985</u>	<u>224,065</u>	<u>43,920</u>
Total Expenditures	<u>267,985</u>	<u>224,065</u>	<u>43,920</u>
Excess (Deficiency) of Revenues over Expenditures	<u>46,695</u>	<u>92,399</u>	<u>45,704</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	3,653	3,653
Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>3,653</u>	<u>3,653</u>
Net Change in Fund Balances	46,695	96,052	49,357
Fund Balance, Beginning of Year	<u>57,262</u>	<u>57,262</u>	<u>-</u>
Fund Balance, End of Year	<u><u>\$ 103,957</u></u>	<u><u>\$ 153,314</u></u>	<u><u>\$ 49,357</u></u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Capital Asset Replacement Capital Projects Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Licenses, Fees, and Permits	\$ 21,389	\$ 12,998	\$ (8,391)
Use of Money and Property	815	1,783	968
Total Revenues	<u>22,204</u>	<u>14,781</u>	<u>(7,423)</u>
<b>EXPENDITURES</b>			
Current:			
Public Works	-	7,715	(7,715)
Capital Outlay	-	-	-
Total Expenditures	<u>-</u>	<u>7,715</u>	<u>(7,715)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>22,204</u>	<u>7,066</u>	<u>(15,138)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	22,204	7,066	(15,138)
Fund Balance, Beginning of Year	<u>135,709</u>	<u>135,709</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 157,913</u>	<u>\$ 142,775</u>	<u>\$ (15,138)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Landfill Capital Projects Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Licenses, Fees, and Permits	\$ -	\$ -	\$ -
Use of Money and Property	200	2,095	1,895
Total Revenues	<u>200</u>	<u>2,095</u>	<u>1,895</u>
<b>EXPENDITURES</b>			
Current:			
Public Works	93,091	87,479	5,612
Capital Outlay	-	-	-
Total Expenditures	<u>93,091</u>	<u>87,479</u>	<u>5,612</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(92,891)</u>	<u>(85,384)</u>	<u>7,507</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(92,891)	(85,384)	7,507
Fund Balance, Beginning of Year	<u>150,715</u>	<u>150,715</u>	<u>-</u>
Fund Balance, End of Year	<u><u>\$ 57,824</u></u>	<u><u>\$ 65,331</u></u>	<u><u>\$ 7,507</u></u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - RAJA Storm Drain Capital Projects Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Use of Money and Property	\$ 445	\$ 969	\$ 524
Other Revenues	-	38,288	38,288
Total Revenues	<u>445</u>	<u>39,257</u>	<u>38,812</u>
<b>EXPENDITURES</b>			
Current:			
Public Works	-	-	-
Capital Outlay	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues over Expenditures	<u>445</u>	<u>39,257</u>	<u>38,812</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	445	39,257	38,812
Fund Balance, Beginning of Year	<u>68,408</u>	<u>68,408</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 68,853</u>	<u>\$ 107,665</u>	<u>\$ 38,812</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Street Impact Fee Capital Projects Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Use of Money and Property	\$ -	\$ -	\$ -
Licenses, Fees, and Permits	859,808	52,709	(807,099)
Total Revenues	<u>859,808</u>	<u>52,709</u>	<u>(807,099)</u>
<b>EXPENDITURES</b>			
Current:			
Streets and Highways	2,162	9,408	(7,246)
Capital Outlay	-	-	-
Total Expenditures	<u>2,162</u>	<u>9,408</u>	<u>(7,246)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>857,646</u>	<u>43,301</u>	<u>(814,345)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	857,646	43,301	(814,345)
Fund Balance, Beginning of Year	<u>93,835</u>	<u>93,835</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 951,481</u>	<u>\$ 137,136</u>	<u>\$ (814,345)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Storm Drain Impact Fee Capital Projects Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Licenses, Fees, and Permits	\$ 80,149	\$ 11,168	\$ (68,981)
Use of Money and Property	252	4,002	3,750
Total Revenues	<u>80,401</u>	<u>15,170</u>	<u>(65,231)</u>
<b>EXPENDITURES</b>			
Current:			
Public Works	299	1,722	(1,423)
Capital Outlay	-	-	-
Total Expenditures	<u>-</u>	<u>1,722</u>	<u>(1,722)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>80,401</u>	<u>13,448</u>	<u>(66,953)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	80,401	13,448	(66,953)
Fund Balance, Beginning of Year	<u>199,876</u>	<u>199,876</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 280,277</u>	<u>\$ 213,324</u>	<u>\$ (66,953)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Parks and Recreation Impact Fee Capital Projects Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Licenses, Fees, and Permits	\$ 460,762	\$ 113,340	\$ (347,422)
Use of Money and Property	-	-	-
Total Revenues	<u>460,762</u>	<u>113,340</u>	<u>(347,422)</u>
<b>EXPENDITURES</b>			
Current:			
Public Works	1,100	1,448	(348)
Capital Outlay	-	1,024	(1,024)
Total Expenditures	<u>1,100</u>	<u>2,472</u>	<u>(1,372)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>459,662</u>	<u>110,868</u>	<u>(348,794)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	459,662	110,868	(348,794)
Fund Balance, Beginning of Year	<u>3,220</u>	<u>3,220</u>	-
Fund Balance, End of Year	<u>\$ 462,882</u>	<u>\$ 114,088</u>	<u>\$ (348,794)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Police Impact Fee Capital Projects Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Licenses, Fees, and Permits	\$ 273,950	\$ 23,124	\$ (250,826)
Use of Money and Property	400	6,654	6,254
Total Revenues	<u>274,350</u>	<u>29,778</u>	<u>(244,572)</u>
<b>EXPENDITURES</b>			
Current:			
Public Safety	329	438	(109)
Public Works	-	1,313	(1,313)
Capital Outlay	<u>57,300</u>	<u>41,582</u>	<u>15,718</u>
Total Expenditures	<u>57,629</u>	<u>43,333</u>	<u>14,296</u>
Excess (Deficiency) of Revenues over Expenditures	<u>216,721</u>	<u>(13,555)</u>	<u>(230,276)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	216,721	(13,555)	(230,276)
Fund Balance, Beginning of Year	<u>289,270</u>	<u>289,270</u>	<u>-</u>
Fund Balance, End of Year	<u><u>\$ 505,991</u></u>	<u><u>\$ 275,715</u></u>	<u><u>\$ (230,276)</u></u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Fire Impact Fee Capital Projects Fund**  
**Year Ended June 30, 2019**

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Licenses, Fees, and Permits	\$ 416,818	\$ 65,472	\$ (351,346)
Use of Money and Property	450	8,544	8,094
Charges for Services	-	1,000	1,000
	<u>417,268</u>	<u>75,016</u>	<u>(342,252)</u>
Total Revenues			
<b>EXPENDITURES</b>			
Current:			
Public Safety	336	447	(111)
Public Works	-	1,313	(1,313)
	<u>336</u>	<u>1,760</u>	<u>(1,424)</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>416,932</u>	<u>73,256</u>	<u>(343,676)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	416,932	73,256	(343,676)
Fund Balance, Beginning of Year	<u>467,315</u>	<u>467,315</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 884,247</u>	<u>\$ 540,571</u>	<u>\$ (343,676)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - General Facilities Impact Fee Capital Projects Fund**  
**Year Ended June 30, 2019**

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Licenses, Fees, and Permits	\$ 334,646	\$ 93,334	\$ (241,312)
Use of Money and Property	<u>600</u>	<u>9,094</u>	<u>8,494</u>
Total Revenues	<u>335,246</u>	<u>102,428</u>	<u>(232,818)</u>
<b>EXPENDITURES</b>			
Current:			
General Government	324	435	(111)
Public Works	<u>-</u>	<u>1,313</u>	<u>1,313</u>
Total Expenditures	<u>324</u>	<u>1,748</u>	<u>(1,424)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>334,922</u>	<u>100,680</u>	<u>(234,242)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	334,922	100,680	(234,242)
Fund Balance, Beginning of Year	<u>589,282</u>	<u>589,282</u>	<u>-</u>
Fund Balance, End of Year	<u><u>\$ 924,204</u></u>	<u><u>\$ 689,962</u></u>	<u><u>\$ (234,242)</u></u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Water Impact Fee Capital Projects Fund**  
**Year Ended June 30, 2019**

	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Licenses, Fees, and Permits	\$ 653,082	\$ 69,211	\$ (583,871)
Use of Money and Property	200	11,001	10,801
Total Revenues	<u>653,282</u>	<u>80,212</u>	<u>(573,070)</u>
<b>EXPENDITURES</b>			
Current:			
Public Works	384	1,801	(1,417)
Capital Outlay	-	-	-
Total Expenditures	<u>384</u>	<u>1,801</u>	<u>(1,417)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>652,898</u>	<u>78,411</u>	<u>(574,487)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	652,898	78,411	(574,487)
Fund Balance, Beginning of Year	<u>543,198</u>	<u>543,198</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 1,196,096</u>	<u>\$ 621,609</u>	<u>\$ (574,487)</u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Sewer Impact Fee Capital Projects Fund**  
**Year Ended June 30, 2019**

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Licenses, Fees, and Permits	\$ 564,934	\$ 161,771	\$ (403,163)
Use of Money and Property	<u>360</u>	<u>2,145</u>	<u>1,785</u>
Total Revenues	<u>565,294</u>	<u>163,916</u>	<u>(401,378)</u>
<b>EXPENDITURES</b>			
Current:			
Public Works	324	1,748	(1,424)
Capital Outlay	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>324</u>	<u>1,748</u>	<u>(1,424)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>564,970</u>	<u>162,168</u>	<u>(402,802)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	564,970	162,168	(402,802)
Fund Balance, Beginning of Year	<u>386,175</u>	<u>386,175</u>	<u>-</u>
Fund Balance, End of Year	<u><u>\$ 951,145</u></u>	<u><u>\$ 548,343</u></u>	<u><u>\$ (402,802)</u></u>

**City of Winters**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual - Street Capital Projects Fund**  
**Year Ended June 30, 2019**

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Use of Money and Property	\$ 101	\$ 72	\$ (29)
Intergovernmental Revenues	-	2,000	2,000
Total Revenues	<u>101</u>	<u>2,072</u>	<u>1,971</u>
<b>EXPENDITURES</b>			
Current:			
Streets and Highways	-	19,822	19,822
Total Expenditures	<u>-</u>	<u>19,822</u>	<u>(19,822)</u>
Excess (Deficiency) of Revenues over Expenditures	<u>101</u>	<u>(17,750)</u>	<u>(17,851)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	101	(17,750)	(17,851)
Fund Balance, Beginning of Year	<u>77,263</u>	<u>77,263</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 77,364</u>	<u>\$ 59,513</u>	<u>\$ (17,851)</u>

**City of Winters  
Fiduciary Funds  
June 30, 2019**

*Agency Funds* - These funds are used to account for funds received by the City as an agent for other entities.

**City of Winters**  
**Combining Statement of Fiduciary Assets and Liabilities**  
**Agency Funds**  
**June 30, 2019**

	Swim Team Fund	Festival De La Fund	PCH HOA Fund	Youth Services Fund	PD Cancer Fund
<b>ASSETS</b>					
Cash and Investments	\$ 81,299	\$ 35,342	\$ 15,897	\$ 1,107	\$ 175
Interest Receivable	400	82	102	7	-
Accounts Receivable	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 81,699</b>	<b>\$ 35,424</b>	<b>\$ 15,999</b>	<b>\$ 1,114</b>	<b>\$ 175</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 8,058	\$ 324	\$ -	\$ -	\$ -
Due to Other Agencies	73,641	35,100	15,999	1,114	175
<b>Total Liabilities</b>	<b>\$ 81,699</b>	<b>\$ 35,424</b>	<b>\$ 15,999</b>	<b>\$ 1,114</b>	<b>\$ 175</b>

Elderberry Fund	Totals
\$ 254,124	\$ 387,944
-	591
<u>-</u>	<u>-</u>
<u>\$ 254,124</u>	<u>\$ 388,535</u>
\$ -	\$ 8,382
<u>254,124</u>	<u>380,153</u>
<u>\$ 254,124</u>	<u>\$ 388,535</u>

**City of Winters**  
**Combining Statement of Changes in Fiduciary Assets and Liabilities**  
**Agency Funds**  
Year Ended June 30, 2019

	Beginning Balance	Additions	Deletions	Ending Balance
<b><u>Swim Team Fund</u></b>				
<b>ASSETS</b>				
Cash and Investments	\$ 73,523	\$ 33,813	\$ 26,037	\$ 81,299
Interest Receivable	290	400	290	400
Accounts Receivable	-	-	-	-
Total Assets	<u>\$ 73,813</u>	<u>\$ 34,213</u>	<u>\$ 26,327</u>	<u>\$ 81,699</u>
<b>LIABILITIES</b>				
Accounts Payable	\$ 2,304	\$ 11,228	\$ 5,474	\$ 8,058
Due to Other Agencies	71,509	22,985	20,853	73,641
Total Liabilities	<u>\$ 73,813</u>	<u>\$ 34,213</u>	<u>\$ 26,327</u>	<u>\$ 81,699</u>
<b><u>Festival De La Fund</u></b>				
<b>ASSETS</b>				
Cash and Investments	\$ 26,281	\$ 31,001	\$ 21,940	\$ 35,342
Interest Receivable	59	82	59	82
Total Assets	<u>\$ 26,340</u>	<u>\$ 31,083</u>	<u>\$ 21,999</u>	<u>\$ 35,424</u>
<b>LIABILITIES</b>				
Accounts Payable	\$ -	\$ 1,693	\$ 1,369	\$ 324
Due to Other Agencies	26,340	29,390	20,630	35,100
Total Liabilities	<u>\$ 26,340</u>	<u>\$ 31,083</u>	<u>\$ 21,999</u>	<u>\$ 35,424</u>
<b><u>PCH HOA Fund</u></b>				
<b>ASSETS</b>				
Cash and Investments	\$ 15,544	\$ 353	\$ -	\$ 15,897
Interest Receivable	74	102	74	102
Total Assets	<u>\$ 15,618</u>	<u>\$ 455</u>	<u>\$ 74</u>	<u>\$ 15,999</u>
<b>LIABILITIES</b>				
Due to Other Agencies	\$ 15,618	\$ 455	\$ 74	\$ 15,999
Total Liabilities	<u>\$ 15,618</u>	<u>\$ 455</u>	<u>\$ 74</u>	<u>\$ 15,999</u>
<b><u>Youth Services Fund</u></b>				
<b>ASSETS</b>				
Cash and Investments	\$ 1,082	\$ 25	\$ -	\$ 1,107
Interest Receivable	5	7	5	7
Total Assets	<u>\$ 1,087</u>	<u>\$ 32</u>	<u>\$ 5</u>	<u>\$ 1,114</u>
<b>LIABILITIES</b>				
Due to Other Agencies	\$ 1,087	\$ 32	\$ 5	\$ 1,114
Total Liabilities	<u>\$ 1,087</u>	<u>\$ 32</u>	<u>\$ 5</u>	<u>\$ 1,114</u>

Continued

**City of Winters**  
**Combining Statement of Changes in Fiduciary Assets and Liabilities**  
**Agency Funds**  
Year Ended June 30, 2019

	Beginning Balance	Additions	Deletions	Ending Balance
<b><u>PD Cancer Fund</u></b>				
<b>ASSETS</b>				
Cash and Investments	\$ 490	\$ 1,361	\$ 1,676	\$ 175
Total Assets	<u>\$ 490</u>	<u>\$ 1,361</u>	<u>\$ 1,676</u>	<u>\$ 175</u>
<b>LIABILITIES</b>				
Accounts Payable	\$ -	\$ 1,676	\$ 1,676	\$ -
Due to Other Agencies	490	-	315	175
Total Liabilities	<u>\$ 490</u>	<u>\$ 1,676</u>	<u>\$ 1,991</u>	<u>\$ 175</u>
<b><u>Elderberry</u></b>				
<b>ASSETS</b>				
Cash and Investments	\$ 270,506	\$ -	\$ 16,382	\$ 254,124
Total Assets	<u>\$ 270,506</u>	<u>\$ -</u>	<u>\$ 16,382</u>	<u>\$ 254,124</u>
<b>LIABILITIES</b>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due to Other Agencies	270,506	-	16,382	254,124
Total Liabilities	<u>\$ 270,506</u>	<u>\$ -</u>	<u>\$ 16,382</u>	<u>\$ 254,124</u>
<b><u>Total Agency Funds</u></b>				
<b>ASSETS</b>				
Cash and Investments	\$ 387,426	\$ 66,553	\$ 66,035	\$ 387,944
Interest Receivable	428	591	428	591
Accounts Receivable	-	-	-	-
Total Assets	<u>\$ 387,854</u>	<u>\$ 67,144</u>	<u>\$ 66,463</u>	<u>\$ 388,535</u>
<b>LIABILITIES</b>				
Accounts Payable	\$ 2,304	\$ 12,921	\$ 6,843	\$ 8,382
Due to Other Agencies	385,550	52,862	58,259	380,153
Total Liabilities	<u>\$ 387,854</u>	<u>\$ 65,783</u>	<u>\$ 65,102</u>	<u>\$ 388,535</u>

**STATISTICAL SECTION**

**City of Winters**  
**Description of Statistical Section Contents**  
**June 30, 2019**

This part of the City of Winters's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information say about the government's overall financial health.

Contents:	<u>Pages</u>
<u>Financial Trends</u> these schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time	119
<u>Revenue Capacity</u> these schedules contain information to help the reader assess the City's most significant local revenue source, the property tax	129
<u>Debt Capacity</u> these schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future	135
<u>Demographic and Economic Information</u> these schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place	141
<u>Operating Information</u> these schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs	143

# CITY OF WINTERS, CALIFORNIA

## NET POSITION BY COMPONENT LAST TEN FISCAL YEARS (accrual basis of accounting)

	<u>2010</u>	<u>2011</u>	<u>Fiscal Year Ended June 30,</u>		<u>2014</u>	<u>2015</u>
			<u>2012</u>	<u>2013</u>		
<b>GOVERNMENTAL ACTIVITIES:</b>						
Invested in capital assets, net of related debt	\$ 8,181,857	\$ 8,699,018	\$ 9,652,796	\$ 10,809,780	\$ 22,986,473	\$ 23,023,985
Restricted	9,367,303	5,167,265	6,777,763	9,641,029	10,242,135	10,482,229
Unrestricted	1,628,706	6,632,851	6,241,918	1,976,314	1,474,403	(2,174,759)
<b>TOTAL GOVERNMENTAL ACTIVITIES</b>	<u>19,177,866</u>	<u>20,499,134</u>	<u>22,672,477</u>	<u>22,427,123</u>	<u>34,703,011</u>	<u>31,331,455</u>
<b>BUSINESS-TYPE ACTIVITIES:</b>						
Invested in capital assets, net of related debt	1,736,566	1,681,730	3,595,646	2,407,222	1,163,652	1,260,835
Restricted	4,171,609	-			544,210	544,210
Unrestricted	(1,485,296)	2,877,523	2,381,096	3,986,369	4,244,115	1,989,072
<b>TOTAL BUSINESS-TYPE ACTIVITIES</b>	<u>4,422,879</u>	<u>4,559,253</u>	<u>5,976,742</u>	<u>6,393,591</u>	<u>5,951,977</u>	<u>3,794,117</u>
<b>PRIMARY GOVERNMENT:</b>						
Net investment in Capital Assets	9,918,423	10,380,748	13,248,422	13,217,002	24,150,125	24,284,820
Restricted	13,538,912	5,167,265	6,777,763	9,641,029	10,786,345	11,026,439
Unrestricted	143,410	9,510,374	8,623,014	5,962,683	5,718,518	(185,687)
<b>TOTAL PRIMARY GOVERNMENT</b>	<u>\$ 23,600,745</u>	<u>\$ 25,058,387</u>	<u>\$ 28,649,199</u>	<u>\$ 28,820,714</u>	<u>\$ 40,654,988</u>	<u>\$ 35,125,572</u>

	Fiscal Year Ended June 30,			
2016	2017	2018	2019	
\$ 24,140,799	\$ 24,511,108	\$ 29,146,309	\$ 29,348,621	
10,487,827	10,783,609	10,290,547	10,806,335	
<u>(1,509,642)</u>	<u>(623,568)</u>	<u>(2,949,517)</u>	<u>(3,487,903)</u>	
<u>33,118,984</u>	<u>34,671,149</u>	<u>36,487,339</u>	<u>36,667,053</u>	
1,269,915	1,585,241	3,419,082	4,458,943	
544,305	544,565	548,142	-	
<u>1,826,201</u>	<u>1,500,903</u>	<u>1,051,538</u>	<u>1,050,615</u>	
<u>3,640,421</u>	<u>3,630,709</u>	<u>5,018,762</u>	<u>5,509,558</u>	
25,410,714	26,096,349	32,565,391	33,807,564	
11,032,132	11,328,174	10,838,689	10,806,335	
<u>316,559</u>	<u>877,335</u>	<u>(1,897,979)</u>	<u>(2,437,288)</u>	
<u>\$ 36,759,405</u>	<u>\$ 38,301,858</u>	<u>\$ 41,506,101</u>	<u>\$ 42,176,611</u>	

# CITY OF WINTERS, CALIFORNIA

## CHANGES IN NET POSITION LAST TEN FISCAL YEARS (accrual basis of accounting)

	Fiscal Year Ended June 30,			
	2010	2011	2012	2013
<b>EXPENSES:</b>				
<b>GOVERNMENTAL ACTIVITIES:</b>				
General government	\$ 1,044,194	\$ 365,754	\$ 320,983	\$ 349,842
Public works	627,898	313,127	1,496,172	739,622
Public safety	2,404,697	2,365,123	2,939,539	2,947,065
Cultural and recreation	316,619	662,484	712,628	663,801
Community development	3,102,948	1,616,007	937,790	499,056
Parks	358,626	-		
Streets and highways	144,062	362,125	406,860	366,085
Public transportation	-	-		
Pass through agreements	308,024	-		
Interest on long-term debt	764,964	778,274	495,130	-
<b>TOTAL GOVERNMENTAL ACTIVITIES</b>	<b>9,072,032</b>	<b>6,462,894</b>	<b>7,309,102</b>	<b>5,565,471</b>
<b>BUSINESS-TYPE ACTIVITIES:</b>				
Water	521,751	1,752,536	1,191,159	1,249,358
Sewer	623,110	1,241,718	1,607,864	1,490,721
<b>TOTAL BUSINESS ACTIVITIES</b>	<b>1,144,861</b>	<b>2,994,254</b>	<b>2,799,023</b>	<b>2,740,079</b>
<b>TOTAL PRIMARY GOVERNMENT EXPENSES</b>	<b>10,216,893</b>	<b>9,457,148</b>	<b>10,108,125</b>	<b>8,305,550</b>
<b>PROGRAM REVENUES:</b>				
<b>GOVERNMENTAL ACTIVITIES:</b>				
Charges for services				
General government	113,736	111,930	6,394	8,901
Public works	80,441	32,057	24,540	109,232
Public safety	17,024	8,802	318,782	331,534
Cultural and recreation	65,441	87,593	64,506	75,622
Community development	3,061	205,692	101,368	154,549
Parks		-		
Streets and highways		0		
Operating contributions and grants	1,048,546	1,102,329	454,489	412,573
Capital contributions and grants	998,427	1,396,248	903,837	1,635,819
<b>TOTAL GOVERNMENTAL ACTIVITIES</b>	<b>2,326,676</b>	<b>2,944,651</b>	<b>1,873,916</b>	<b>2,728,230</b>
<b>BUSINESS-TYPE ACTIVITIES:</b>				
Charges for services				
Water	1,017,580	1,196,068	1,132,901	1,266,720
Sewer	1,209,549	1,330,624	1,602,043	1,564,279
Capital contributions and grants			1,458,688	510,886
<b>TOTAL BUSINESS-TYPE ACTIVITIES</b>	<b>2,227,129</b>	<b>2,526,692</b>	<b>4,193,632</b>	<b>3,341,885</b>
<b>TOTAL PRIMARY GOVERNMENT REVENUES</b>	<b>\$ 4,553,805</b>	<b>\$ 5,471,343</b>	<b>\$ 6,067,548</b>	<b>\$ 6,070,115</b>
<b>NET (EXPENSE) REVENUES:</b>				
Governmental activities	\$(6,745,356)	\$(3,518,243)	\$(5,435,186)	\$(2,837,241)
Business-type activities	1,082,268	(467,562)	1,394,609	601,806
<b>TOTAL PRIMARY GOVERNMENT NET EXPENSES</b>	<b>\$(5,663,088)</b>	<b>\$(3,985,805)</b>	<b>\$(4,040,577)</b>	<b>\$(2,235,435)</b>

Fiscal Year Ended June 30,					
2014	2015	2016	2017	2018	2019
\$ 345,978	\$ 307,778	\$ 291,214	\$ 93,825	\$ 397,021	\$ 681,703
218,488	282,417	309,620	352,619	369,210	331,006
2,979,999	3,837,172	3,748,055	3,913,486	4,396,753	4,848,350
747,457	805,051	1,046,138	768,571	1,021,930	1,031,087
418,479	556,024	1,197,114	547,753	910,666	1,284,604
		-	-	-	-
602,267	571,864	462,532	720,719	652,463	579,252
<u>5,312,668</u>	<u>6,360,306</u>	<u>7,054,673</u>	<u>6,396,973</u>	<u>7,748,043</u>	<u>8,756,002</u>
1,303,791	1,396,231	1,539,702	1,308,996	1,503,701	1,472,264
1,590,022	1,818,137	1,776,270	1,807,044	1,826,345	2,028,869
<u>2,893,813</u>	<u>3,214,368</u>	<u>3,315,972</u>	<u>3,116,040</u>	<u>3,330,046</u>	<u>3,501,133</u>
<u>8,206,481</u>	<u>9,574,674</u>	<u>10,370,645</u>	<u>9,513,013</u>	<u>11,078,089</u>	<u>12,257,135</u>
225	37,666	117,605	170,276	289,786	393,716
29,524	194,625	290,832	233,923	130,124	251,804
241,261	357,901	351,293	364,850	299,947	416,911
88,265	101,193	85,983	106,942	111,932	145,150
227,626	311,573	641,783	475,060	500,708	1,150,229
536,549	762,334	536,783	1,037,512	895,232	920,227
1,841,968	1,593,554	2,894,354	2,013,324	4,500,272	1,597,544
<u>2,965,418</u>	<u>3,358,846</u>	<u>4,918,633</u>	<u>4,401,887</u>	<u>6,728,001</u>	<u>4,875,581</u>
1,304,238	1,243,216	1,353,065	1,405,104	1,493,316	1,538,921
1,671,494	1,715,312	1,641,715	1,655,159	1,709,863	1,870,526
		161,181	38,514	1,662,527	560,000
<u>2,975,732</u>	<u>2,958,528</u>	<u>3,155,961</u>	<u>3,098,777</u>	<u>4,865,706</u>	<u>3,969,447</u>
<u>\$ 5,941,150</u>	<u>\$ 6,317,374</u>	<u>\$ 8,074,594</u>	<u>\$ 7,500,664</u>	<u>\$11,593,707</u>	<u>\$ 8,845,028</u>
\$ (2,347,250)	\$ (3,001,460)	\$ (2,136,040)	\$ (1,995,086)	\$ (1,020,042)	\$ (3,880,421)
81,919	(255,840)	(160,011)	(17,263)	1,535,660	468,314
<u>\$ (2,265,331)</u>	<u>\$ (3,257,300)</u>	<u>\$ (2,296,051)</u>	<u>\$ (2,012,349)</u>	<u>\$ 515,618</u>	<u>\$ (3,412,107)</u>

continued

# CITY OF WINTERS, CALIFORNIA

## CHANGES IN NET POSITION LAST TEN FISCAL YEARS (accrual basis of accounting)

	Fiscal Year Ended June 30,			
	2010	2011	2012	2013
<b>GENERAL REVENUES AND OTHER CHANGES IN NET POSITION:</b>				
<b>GOVERNMENTAL ACTIVITIES:</b>				
Taxes				
Property taxes	\$ 3,027,868	\$ 2,974,549	\$ 2,103,907	\$ 1,429,395
Sales and use taxes	242,257	295,215	374,975	408,845
Franchise fees	203,985	224,608	228,129	230,805
Other taxes	665,333	1,225,801	969,098	1,023,096
Motor vehicle in-lieu	21,071	32,026	3,511	3,639
Investment income	(13,275)	144,210	163,862	128,124
Developer contributions		-		
Transfers	131,261	-		190,314
Other revenues	335,787	91,936	894,477	187,941
<b>TOTAL GOVERNMENTAL ACTIVITIES</b>	<b>4,614,287</b>	<b>4,988,345</b>	<b>4,737,959</b>	<b>3,602,159</b>
<b>BUSINESS-TYPE ACTIVITIES:</b>				
Property taxes				
Investment income	13,275	1,810	22,880	5,357
Transfers				(190,314)
Developer contributions	(131,261)	-		
Other revenues	(2,184)	-	-	-
<b>TOTAL BUSINESS-TYPE ACTIVITIES</b>	<b>(120,170)</b>	<b>1,810</b>	<b>22,880</b>	<b>(184,957)</b>
<b>TOTAL PRIMARY GOVERNMENT REVENUES</b>	<b>\$ 4,494,117</b>	<b>\$ 4,990,155</b>	<b>\$ 4,760,839</b>	<b>\$ 3,417,202</b>
<b>CHANGES IN NET POSITION:</b>				
Governmental activities	(2,131,069)	1,470,102	(697,227)	764,918
Business type activities	962,098	(465,752)	1,417,489	416,849
Gain on Transfer of Assets & Liabilities to Successor Agency			3,590,832	
Prior Period Adjustments				(1,010,272)
<b>TOTAL PRIMARY GOVERNMENT</b>	<b>\$(1,168,971)</b>	<b>\$ 1,004,350</b>	<b>\$ 4,311,094</b>	<b>\$ 171,495</b>

	Fiscal Year Ended June 30,				
2014	2015	2016	2017	2018	2019
1,232,688	1,464,684	1,375,248	1,346,013	1,495,045	1,575,369
460,165	462,807	530,365	598,426	648,124	759,199
239,385	231,993	254,705	210,984	321,811	313,102
990,428	1,006,988	959,435	1,067,894	1,051,981	1,088,070
3,011	2,909	2,806	-	-	-
41,155	56,761	56,915	56,280	99,229	154,377
-	-	-	-	-	-
208,535	(904,559)	-	-	-	-
230,592	166,167	744,095	267,654	188,745	170,018
<u>3,405,959</u>	<u>2,487,750</u>	<u>3,923,569</u>	<u>3,547,251</u>	<u>3,804,935</u>	<u>4,060,135</u>
2,590	2,539	6,315	7,551	17,455	22,482
(208,535)	(1,690,343)	-	-	-	-
<u>(205,945)</u>	<u>(1,687,804)</u>	<u>6,315</u>	<u>7,551</u>	<u>17,455</u>	<u>22,482</u>
<u>\$ 3,200,014</u>	<u>\$ 799,946</u>	<u>\$ 3,929,884</u>	<u>\$ 3,554,802</u>	<u>\$ 3,822,390</u>	<u>\$ 4,082,617</u>
1,058,708	(513,710)	1,787,529	1,552,165	2,784,893	179,714
(124,026)	(1,943,644)	(153,696)	(9,712)	1,553,115	490,796
10,899,592	(3,072,062)	-	-	(1,133,765)	-
<u>\$11,834,274</u>	<u>\$ (5,529,416)</u>	<u>\$ 1,633,833</u>	<u>\$ 1,542,453</u>	<u>\$ 3,204,243</u>	<u>\$ 670,510</u>

# CITY OF WINTERS, CALIFORNIA

## FUND BALANCES OF GOVERNMENTAL FUNDS LAST TEN YEARS (modified accrual basis of accounting)

	Fiscal Year Ended June 30,				
	2010	2011	2012	2013	2014
<b>GENERAL FUND:</b>					
Reserved	\$ 36,923	\$ -			
Designated	676,730	-			
Unreserved	1,606,367	-			
Nonspendable		781,448	457,821	457,821	1,238,282
Restricted					
Assigned		81,050			
Unassigned		1,566,838	2,105,370	2,064,941	1,208,759
<b>TOTAL GENERAL FUND</b>	<b>\$ 2,320,020</b>	<b>\$ 2,429,336</b>	<b>\$ 2,563,191</b>	<b>\$ 2,522,762</b>	<b>\$ 2,447,041</b>
<b>ALL OTHER GOVERNMENTAL FUNDS:</b>					
Reserved ①	\$ 7,236,218				
Designated	3,521,121				
Unreserved reported in:					
Special Revenue Funds	886,240				
Capital Project Funds	1,686,609		5,598,406		
Restricted		8,348,197	1,025,359	5,627,300	5,645,329
Committed		1,024,452	55,968	1,078,260	1,082,425
Assigned				56,140	56,277
Unassigned		(337,855)	(521,759)	(843,813)	(693,713)
<b>TOTAL ALL OTHER GOVERNMENTAL FUNDS</b>	<b>\$ 13,330,188</b>	<b>\$ 9,034,794</b>	<b>\$ 6,157,974</b>	<b>\$ 5,917,887</b>	<b>\$ 6,090,318</b>

\* GASB 54 implemented in 2011

**Fiscal Year Ended June 30,**

<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
947,821	552,224 2,147	555,128 -	457,821 -	457,821 -
<u>1,415,193</u>	<u>1,513,508</u>	<u>1,015,384</u>	<u>912,045</u>	<u>683,475</u>
<u>\$ 2,363,014</u>	<u>\$ 2,067,879</u>	<u>\$ 1,570,512</u>	<u>\$ 1,369,866</u>	<u>\$ 1,141,296</u>

9,783,470	10,801,086	11,903,013	10,565,528	10,962,600
1,086,994	-	127,476	135,709	142,775
56,423	-	-	-	-
<u>(1,114,996)</u>	<u>(313,259)</u>	<u>(517,546)</u>	<u>(347,419)</u>	<u>(155,211)</u>
<u>\$ 9,811,891</u>	<u>\$ 10,487,827</u>	<u>\$ 11,512,943</u>	<u>\$ 10,353,818</u>	<u>\$ 10,950,164</u>

# CITY OF WINTERS, CALIFORNIA

## CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS LAST TEN FISCAL YEARS (modified accrual basis of accounting)

	Fiscal Year Ended June 30,				
	2010	2011	2012	2013	2014
<b>REVENUES:</b>					
Taxes	\$ 4,470,119	\$ 4,752,199	\$ 4,013,897	\$3,371,144	\$3,372,065
Licenses and permits	211,459	1,324,932	161,336	381,226	5,919
Fines and forfeitures	11,423	10,745	21,059	16,146	163,605
Program income	32,471	-44,781	28,531	27,182	60,450
Use of money and property	250,775	144,210	118,781	128,124	108,016
Intergovernmental	1,737,368	831,230	1,188,508	1,884,423	1,946,989
Charges for services	59,516	-43,929	337,482	282,466	414,884
Refunds and reimbursement		-			
Development fees		-			
Contributions		-			
Miscellaneous	85,011	2,325,751	952,093	187,942	190,015
<b>TOTAL REVENUES</b>	<b>6,858,142</b>	<b>9,477,777</b>	<b>6,821,687</b>	<b>6,278,653</b>	<b>6,261,943</b>
<b>EXPENDITURES:</b>					
Current:					
General government	1,008,391	220,632	234,854	332,059	339,250
Public works	584,850	270,011	175,433	216,709	207,625
Public safety	2,356,584	2,269,423	2,771,159	2,834,727	2,819,242
Cultural and recreation	202,341	548,057	617,395	589,091	599,450
Community development	3,215,133	1,688,046	1,062,943	426,631	395,440
Parks	358,626	-			
Streets and highways	453,574	225,109	257,060	248,735	309,317
Public transportation	-	-			
Pass through agreements	308,024	-			
Capital outlay	4,255,546	5,783,033	3,113,832	2,494,531	1,582,280
Debt service:					
Bond issue costs		-			
Principal	460,000	470,000	485,000	-	-
Interest	769,814	750,627	467,833	-	-
<b>TOTAL EXPENDITURES</b>	<b>13,972,883</b>	<b>12,224,938</b>	<b>9,185,509</b>	<b>7,142,483</b>	<b>6,252,604</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>(7,114,741)</b>	<b>(2,747,161)</b>	<b>(2,363,822)</b>	<b>(863,830)</b>	<b>9,339</b>
<b>OTHER FINANCING SOURCES (USES):</b>					
Transfers in	1,418,888	2,117,877	209,139	1,036,100	611,111
Transfers out	(1,287,627)	(2,117,877)	(209,139)	(845,786)	(402,576)
Gain on Sale of Land Held for Resale					
Issuance of bonds					
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>131,261</b>	<b>-</b>	<b>-</b>	<b>190,314</b>	<b>208,535</b>
<b>NET CHANGE IN FUND BALANCES BEFORE EXTRAORDINARY ITEM</b>	<b>\$ (6,983,480)</b>	<b>\$ (2,747,161)</b>	<b>\$ (2,363,822)</b>	<b>\$ (673,516)</b>	<b>\$ 217,874</b>
<b>EXTRAORDINARY ITEM</b>					
Loss on transfer of assets and liabilities to RDA successor trust fund			(379,143)	-	-
Prior Period Adjustments				393,000	(121,164)
<b>NET CHANGES IN FUND BALANCE</b>	<b>\$ (6,983,480)</b>	<b>\$ (2,747,161)</b>	<b>\$ (2,742,965)</b>	<b>\$ (280,516)</b>	<b>\$ 96,710</b>
<b>DEBT SERVICE AS A PERCENTAGE OF NONCAPITAL EXPENDITURES</b>	<b>13.27%</b>	<b>18.73%</b>	<b>15.60%</b>	<b>0.00%</b>	<b>0.00%</b>

Fiscal Year Ended June 30,				
2015	2016	2017	2018	2019
\$ 3,594,938	\$ 3,499,246	\$ 3,600,908	\$ 3,957,768	\$ 4,264,644
386,492	1,737,689	1,649,162	694,118	1,309,461
10,878	17,950	17,002	17,879	11,758
132,376	127,918	163,820	193,267	257,118
1,719,812	2,529,640	1,605,429	2,559,161	1,067,906
504,848	429,630	429,004	477,320	816,423
262,300	400,483	248,002	56,048	508,406
6,611,644	8,742,556	7,713,327	7,955,561	8,235,716
310,228	508,364	169,647	240,647	313,667
271,554	289,722	323,737	340,329	286,693
3,013,415	3,616,662	3,848,987	3,913,817	4,472,511
657,043	889,226	1,372,338	856,296	845,603
532,985	1,162,086	526,192	889,401	1,263,338
148,845	1,262,582	520,378	1,190,683	179,175
1,511,512	929,625	424,299	1,884,159	506,953
-	-	-	-	-
6,445,582	8,658,267	7,185,578	9,315,332	7,867,940
166,062	84,289	527,749	(1,359,771)	367,776
332,953	98,244	267,376	267,716	567,932
(1,237,512)	(98,244)	(267,376)	(267,716)	(567,932)
	296,512	-	-	-
(904,559)	296,512	-	-	-
\$ (738,497)	\$ 380,801	\$ 527,749	\$ (1,359,771)	\$ 367,776
-	-	-	-	-
4,376,044	-	-	-	-
\$ 3,637,547	\$ 380,801	\$ 527,749	\$ (1,359,771)	\$ 367,776
0.00%	0.00%	0.00%	0.00%	0.00%

# CITY OF WINTERS, CALIFORNIA

## GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE LAST TEN FISCAL YEARS (accrual basis of accounting)

Year Ended June 30,	Property Taxes	Sales Tax	Franchise Tax	Other Taxes	Total
2010	3,027,868	242,257	203,985	659,284	4,133,394
2011	2,974,549	295,215	224,608	1,225,801	4,720,173
2012	2,103,907	374,975	228,129	972,609	3,679,620
2013	1,429,395	408,845	230,805	1,026,735	3,095,780
2014	1,232,688	460,165	239,385	993,439	2,925,677
2015	1,464,684	462,807	231,993	1,009,897	3,169,381
2016	1,375,248	530,365	254,705	962,241	3,122,559
2017	1,346,013	598,426	210,984	1,067,894	3,223,317
2018	1,495,045	648,124	321,811	1,051,981	3,516,961
2019	1,575,369	759,199	313,102	1,088,070	3,735,740

# CITY OF WINTERS, CALIFORNIA

## GENERAL FUND ACTIVITIES TAX REVENUES BY SOURCE LAST TEN FISCAL YEARS (accrual basis of accounting)

<b>Year Ended June 30,</b>	<b>Property Taxes</b>	<b>Sales Tax</b>	<b>Franchise Tax</b>	<b>Other Taxes</b>	<b>Total</b>
2009	1,395,538	288,748	209,913	749,196	2,643,395
2010	1,121,922	242,257	203,985	686,404	2,254,568
2011	1,187,176	295,215	224,608	989,477	2,696,475
2012	1,229,698	344,781	228,129	974,044	2,776,652
2013	1,344,228	408,845	230,805	1,023,095	3,006,973
2014	1,232,688	460,165	239,385	1,013,778	2,946,016
2015	1,464,684	462,807	231,993	1,032,112	3,191,596
2016	1,375,248	530,365	254,705	988,621	3,148,939
2017	1,346,013	598,426	210,984	1,067,894	3,223,317
2018	1,495,045	648,124	321,811	1,051,981	3,516,961
2019	1,575,369	759,199	313,102	1,088,070	3,735,740

## CITY OF WINTERS, CALIFORNIA

### ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY LAST TEN FISCAL YEARS

Year Ended June 30,	City			Taxable Assessed Value	Successor Agency/Community Development Agency		Taxable Assessed Value	Total Direct Tax Rate
	Secured	Unsecured	Utility		Secured	Unsecured		
2010	258,141,254	5,284,746	4,200	263,430,200	195,614,967	14,777,955	210,392,922	0.591%
2011	205,002,844	3,700,078	4,200	208,707,122	201,524,009	14,726,066	216,250,075	0.579%
2012	186,539,882	2,830,751	4,200	196,681,644	217,303,685	14,420,507	231,724,192	0.573%
2013	178,767,061	2,706,820	4,200	181,478,081	221,613,542	17,325,426	238,938,968	0.261%
2014	193,927,648	2,300,469	3,500	196,231,617	220,277,577	19,614,992	239,892,569	0.264%
2015	200,778,236	1,403,589	3,500	202,185,325	241,609,417	18,602,931	260,212,348	0.264%
2016	209,485,271	1,688,283	3,500	211,177,054	259,133,414	16,360,714	275,494,128	0.234%
2017	219,062,742	1,217,403	3,500	220,283,645	276,546,579	14,748,913	291,295,492	0.235%
2018	208,341,812	1,141,158	4,200	209,487,170	334,886,295	14,437,662	349,323,957	0.238%
2019	248,560,630	1,202,682	4,200	249,767,512	330,740,520	15,079,497	345,820,017	0.235%

**NOTE:**

In 1978 the voters of the State of California passed Proposition 13 which limited property taxes to a total maximum rate of 1% based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum increase of 2%.) With few exceptions, property is only reassessed a the time that it is hold to a new owner. At that point, the new assessed value is reassessed at the purchase price of the property sold. The assessed valuation data show above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above.

Total Direct Rate is the weighted average of all individual direct rates applied by the City. Beginning 2013/2014 the Total Direct Rate no longer includes revenue generated from the former redevelopment tax rate areas.

Source: Yolo County Assessor

**CITY OF WINTERS, CALIFORNIA**  
**DIRECT AND OVERLAPPING PROPERTY TAX RATES**  
**(RATE PER \$100 OF ASSESSED VALUE)**  
**LAST TEN FISCAL YEARS**

	<u>Fiscal Year Ended June 30,</u>									
	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Basic Levy	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
Solano Communit College	0.01846	0.01945	0.02016	0.02060	0.03955	0.03672	0.03492	0.03504	0.02442	0.03889
Winters Joint USD	0.04000	0.04900	0.04600	0.04600	0.04600	0.09800	0.09600	0.09200	0.14800	0.14300
<b>Total Direct and Overlapping Tax Rates</b>	<b>1.05846</b>	<b>1.06845</b>	<b>1.06616</b>	<b>1.06660</b>	<b>1.08555</b>	<b>1.13472</b>	<b>1.13092</b>	<b>1.12704</b>	<b>1.17242</b>	<b>1.18189</b>
City's Share of 1% Levy Per Prop 13	0.24386	0.24386	0.24386	0.24386	0.24389	0.24475	0.23882	0.23969	0.24033	0.24042
Voter Approved City Debt	-	-	-	-	-	-	-	-	-	-
Redevelopment Rate	1.000	1.000	1.000							
<b>Total Direct Rate</b>	<b>0.59097</b>	<b>0.57862</b>	<b>0.27308</b>	<b>0.57055</b>	<b>0.26070</b>	<b>0.26380</b>	<b>0.23402</b>	<b>0.23519</b>	<b>0.23755</b>	<b>0.23537</b>

**NOTE:**

In 1978, California voters passed Proposition 13 which sets the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies for which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for payment of the Winters Joint Unified School District bonds and for City of Winters General Obligation Bonds.

Total Direct Rate is the weighted average of all individual direct rates applied by the City. Beginning 2013/2014 the Total Direct Rate no longer includes revenue generated from the former redevelopment tax rate areas.

## CITY OF WINTERS, CALIFORNIA

### TOP TEN PROPERTY TAX PAYERS CURRENT YEAR AND TEN YEARS AGO

Taxpayer	Fiscal Year Ended June 30, 2019			Fiscal Year Ended June 30, 2010		
	Taxable Assessed Value	Rank	Percent of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percent of Total City Taxable Assessed Value
Mariani Nut Company	\$ 16,832,841	1	2.83%	\$ 15,008,042	1	3.17%
Pavestone LLC	8,505,745	2	1.43%	8,697,915	2	1.84%
HBT of Winters Highlands LLC	4,442,418	3	0.75%			
Joseph E and Karen M Ogando	3,417,566	4	0.57%			
Yolo Federal Credit Union	3,002,327	5	0.50%			
Bellevue North 250 LLC	2,918,756	6	0.49%			
Winters Gateway Inc	2,475,477	7	0.42%			
Lorenzo Family Trust	1,962,668	8	0.33%			
John L and Mary A Evilsizor	1,946,324	9	0.33%			
Hotel Winters LLC	1,934,916	10	0.32%			
South Market Court PTN LP				8,489,664	3	1.79%
Bruhn Orchards Housing Associates LP				3,749,940	4	0.79%
GBH-Winters Highlands LLC ETAL				3,321,113	5	0.70%
City of Wnters				3,033,897	6	0.64%
Cent Valley Coalition for Affordable Housing				2,641,800	7	0.56%
Winters Investors LLC				2,539,384	8	0.54%
Ashraf and Yasmin A Ali				2,156,919	9	0.46%
Greyhawke I LLC				2,035,175	10	0.43%
Top Ten Total	\$ 47,439,038		7.97%	\$ 51,673,849		10.92%
City Total	595,587,529			473,823,122		

The amounts shown above include assessed value data for both the City and the Community Development Agency.

Source: Yolo County Assessor's Office

# CITY OF WINTERS, CALIFORNIA

## PROPERTY TAX LEVIES AND COLLECTIONS LAST TEN FISCAL YEARS

Fiscal year ended June 30,	Tax levied for the fiscal year	Collected within the Fiscal Year of Levy		Total Collections to Date	
		Amount	Percent of levy	Amount	Percent of levy
2010	2,794,243	2,445,268	88%	2,445,268	88%
2011	2,458,887	2,247,500	91%	2,247,500	91%
2012	2,413,234	2,243,269	93%	2,243,269	93%
2013	2,398,689	1,847,660	77%	1,847,660	77%
2014	2,488,437	1,839,222	74%	1,839,222	74%
2015	2,642,325	1,753,192	66%	1,753,192	66%
2016	2,752,174	1,667,479	61%	1,667,479	61%
2017	2,897,482	1,954,438	67%	1,954,438	67%
2018	3,168,571	2,005,286	63%	2,005,286	63%
2019	3,377,636	2,134,173	63%	2,134,173	63%

**NOTES:**

- ① Yolo County has adopted the "Teeter Plan" effective 1993-1994, which means that the City receives full payment for taxes levied each year, while the County retains all penalty, interest and delinquent taxes, when collected
- ② The amounts presented include City property taxes and Community Development Agency tax increment. This schedule also includes amounts collected by the City and the Community Development Agency that were passed-through to other agencies prior to the dissolution of the Community Development Agency in fiscal year 2012/2013. It does not include the amount passed through to other agencies after the 2012/2013 Fiscal Year.

**SOURCE:** Yolo County Auditor Controller's Office

**CITY OF WINTERS, CALIFORNIA**

**RATIO OF OUTSTANDING DEBT BY TYPE  
LAST TEN FISCAL YEARS**

Fiscal year ended June 30,	Governmental Activities		Business Type Activities				Total Business- type Activities	Total Primary Govern- ment	Percentage of Estimated Actual Taxble Value of Property <sup>①</sup>	Debt per Capita <sup>②</sup>
	Tax Allocation Bonds	Total Govern- mental Activities	General Obligation Bonds	Loans	Sewer Bonds	Water Bonds				
2010	17,305,000	17,305,000			4,495,000	3,810,000	8,305,000	25,610,000	5.40%	3,627.48
2011	16,835,000	16,835,000			4,495,000	3,810,000	8,305,000	25,140,000	5.92%	3,541.84
2012					4,400,000	3,730,000	8,130,000	8,130,000	1.90%	1,188.77
2013					4,300,000	3,645,000	7,945,000	7,945,000	1.89%	1,139.23
2014					4,195,000	3,555,000	7,750,000	7,750,000	1.78%	1,110.47
2015					4,090,000	3,465,000	7,555,000	7,555,000	1.63%	1,083.93
2016					3,980,000	3,370,000	7,350,000	7,350,000	1.51%	1,018.85
2017					3,865,000	3,275,000	7,140,000	7,140,000	1.40%	984.15
2018					3,745,000	3,175,000	6,920,000	6,920,000	1.24%	948.99
2019					3,515,000	2,980,000	6,495,000	6,495,000	1.09%	875.69

NOTE: Details regarding the city's outstanding debt can be found in the notes to the financial statements  
Personal Income Data for the City of Winters is not available

- ① See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property on Page 112 for property tax value data
- ② Population Data can be found in the Schedule of Demographic and Economic Statistics on Page 123

# CITY OF WINTERS, CALIFORNIA

## RATIO OF GENERAL BONDED DEBT OUTSTANDING LAST TEN FISCAL YEARS

Fiscal year ended June 30,	Outstanding General Bonded Debt			Percent of Assessed Value	Debt per Capita
	General Obligation Bonds	Tax Allocation Bonds	Total		
2010		17,305,000	17,305,000	3.65%	2,438.01
2011		16,835,000	16,835,000	3.96%	2,371.79
2012		-	-	0.00%	-
2013		-	-	0.00%	-
2014		-	\$ -	0.00%	-
2015	0	-	\$ -	0.00%	-
2016					
2017					
2018					
2019					

**NOTE:** General bonded debt is debt payable with governmental fund resources and general obligation bonds recorded in enterprise funds

- ① Assessed value has been used because the actual value of taxable property is not readily available in the State of California

# CITY OF WINTERS, CALIFORNIA

## OVERLAPPING DEBT AS OF JUNE 30, 2019

City Assessed Valuation		\$ 595,587,529	
	<u>Percentage Applicable ①</u>	<u>Outstanding Debt at June 30, 2019</u>	<u>Estimated Share of Overlapping Debt</u>
<b>OVERLAPPING TAX AND ASSESSMENT DEBT:</b>			
Solano County Community College District	1.120%	\$ 276,464,164	\$ 3,096,399
Winters Joint Unified School District	51.574%	<u>28,780,000</u>	<u>14,842,997</u>
<b>TOTAL OVERLAPPING TAX AND ASSESSMENT DEBT</b>		<u>\$ 305,244,164</u>	<u>17,939,396</u>
<b>DIRECT AND OVERLAPPING GENERAL FUND DEBT:</b>			
Yolo County General Fund Obligations	2.173%	\$ 39,187,768	851,550
Yolo County Office of Education Certificates of Participation	2.173%	5,530,000	120,167
Winters Joint Unified School District Certificates of Participation	51.574%	<u>849,000</u>	<u>437,863</u>
<b>TOTAL OVERLAPPING GENERAL FUND DEBT</b>		<u>45,566,768</u>	<u>1,409,580</u>
<b>OVERLAPPING TAX INCREMENT DEBT (Successor Agency)</b>	100.00%	<u>13,710,000</u>	<u>13,710,000</u>
<b>TOTAL DIRECT DEBT</b>			-
<b>TOTAL OVERLAPPING DEBT</b>			<u>\$ 33,058,976</u>
<b>COMBINED TOTAL DEBT</b>			<u>\$ 33,058,976</u>

**NOTE:**

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Winters. This process recognizes that, when considering the governments's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

① Percentage of overlapping debt applicable to the city is estimated using taxable assessed property value. Applicable percentages were estimated by determinint the portion of the overlapping district's assessed value that is within the boundaries of the city divided by the city's total taxable assessed value

② Excludes tax and revenue anticipation notes, revenue, mortgage revenue and tax allocation bonds and non-bonded capital lease obligations.

**Ratios to 2018-19 Assessed Valuation:**

Direct Debt (\$0).....	0.00%
Total Overlapping Tax and Assessment Debt.....	3.01%
Combined Total Debt.....	5.55%

**Ratios to Redevelopment Successor Agency Incremental Valuation (\$292,497,043):**

Total Overlapping Tax Increment Debt.....	4.69%
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**SOURCE:**

California Municipal Statistics, Inc.

# CITY OF WINTERS, CALIFORNIA

## LEGAL DEBT MARGIN INFORMATION LAST TEN FISCAL YEARS

	Fiscal Year Ended June 30,				
	2010	2011	2012	2013	2014
Assessed valuation	\$473,823,122	\$424,957,197	\$421,099,025	\$400,380,603	\$414,205,225
Debt limit percentage	15.00%	15.00%	15.00%	15.00%	15.00%
<b>DEBT LIMIT</b>	71,073,468	63,743,580	63,164,854	60,057,090	62,130,784
Total debt applicable to limit General Obligation Bonds	-	-	-	-	-
<b>LEGAL DEBT MARGIN</b>	<u>\$ 71,073,468</u>	<u>\$ 63,743,580</u>	<u>\$ 63,164,854</u>	<u>\$ 60,057,090</u>	<u>\$ 62,130,784</u>
Total debt applicable to limit as a percentage of debt limit	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>

Fiscal Year Ended June 30,				
2015	2016	2017	2018	2019
\$ 462,397,673	\$ 486,671,181	\$ 495,609,321	\$ 543,228,107	\$ 579,301,150
15.00%	15.00%	15.00%	15.00%	15.00%
69,359,651	73,000,677	74,341,398	81,484,216	86,895,173
-	-	-	-	-
<u>\$ 69,359,651</u>	<u>\$ 73,000,677</u>	<u>\$ 74,341,398</u>	<u>\$ 81,484,216</u>	<u>\$ 86,895,173</u>
<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>

# CITY OF WINTERS, CALIFORNIA

## PLEGGED REVENUE COVERAGE LAST TEN FISCAL YEARS

Fiscal year ended June 30,	General Obligation Bonds				Tax Incre- ment	Tax Allocation Bonds		
	Debt Service					Debt Service		
	Taxes	Principal	Interest	Coverage		Principal	Interest	Coverage
2009	-	-	-	n/a	2,013,682	295,000	773,758	1.88
2010					1,905,946	460,000	765,462	1.56
2011					1,610,359	470,000	750,626	1.32
2012					1,596,679	485,000	734,953	1.31
2013					1,097,497	500,000	775,521	0.86
2014					1,181,485	515,000	693,807	0.98
2015					1,661,098	275,000	682,957	1.73
2016					2,173,170	285,000	960,442	1.74
2017					1,190,696	270,000	891,365	1.03
2018					1,143,190	220,000	823,904	1.10
2019					1,230,649	320,000	507,484	1.49

# CITY OF WINTERS, CALIFORNIA

## DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN CALENDAR YEARS

Calendar Year	Population ①	Per Capita Personal Income	Unemploy- ment Rate ②	Median Age	% of Population 25+ with High School Degree	% of Population 25+ with Bachelor Degree
2010	7,060	\$ 22,094	12.80%	29.9	75.8%	22.3%
2011	7,098	24,049	14.70%	29.2	73.6%	18.4%
2012	6,839	24,352	14.00%	30.6	76.6%	21.1%
2013	6,974	24,639	10.70%	30.8	75.8%	21.2%
2014	6,979	26,333	9.40%	34.7	80.6%	23.2%
2015	6,970	26,491	6.90%	39.2	81.2%	24.2%
2016	7,214	26,543	5.70%	38.7	82.3%	27.0%
2017	7,255	27,488	5.20%	38.3	78.3%	24.3%
2018	7,292	28,260	6.80%	38.2	76.5%	25.0%
2019	7,417	29,868	5.20%	37.3	80.3%	23.3%

**NOTE:**

Population Source: California State Department of Finance  
 2000-2009 Per Capital Personal Income Source: ESRI Demographic Estimates are based on the last available Census  
 Projections are developed by incorporating all of the prior census data released to date. Demographic  
 Data is totaled from Census Block Groups that overlap the City's boundaries  
 2010 and later Income, Age and Education Data-US Census Bureau, most  
 recent American Community Survey

# CITY OF WINTERS, CALIFORNIA

## PRINCIPAL EMPLOYERS CURRENT YEAR AND FIVE YEARS AGO

Employer	2019		2014	
	Number of Employees	Percent of Total Employment	Number of Employees	Percent of Total Employment
Mariani Nut Company	350	9.46%	350	10.83%
Winters Joint Unified School District	235	6.35%	230	7.11%
Buckhorn Restaruant	120	3.24%	120	3.71%
Double M Trucking	75	2.03%	75	2.32%
City of Winters	55	1.49%	44	1.36%
Pavestone	35	0.95%	35	1.08%
Town and Country	14	0.38%	14	0.43%
Vintage Paving	11	0.30%	11	0.34%
AM/PM	8	0.22%	8	0.25%
	<u>903</u>	<u>24.41%</u>	<u>887</u>	<u>27.43%</u>

**NOTE:** Data for Period nine years earlier not available.

"Total Employment" based on U.S. Census Bureau, Census 2000

**SOURCE:** Source: City of Winters  
U.S. Census Bureau, Census 2000 FOR 2008

# CITY OF WINTERS, CALIFORNIA

## FULL-TIME AND PART-TIME CITY EMPLOYEES BY FUNCTION LAST TEN FISCAL YEARS

Function	Fiscal Year Ended June 30,						
	2010	2011	2012	2013	2014	2015	2016
Community Development	1.50	1.50	1.00	1.00	1.00	1.50	2.00
Community Development Agency	1.94	1.94	0.00	0.00	1.00	0.00	0.00
Finance	3.00	3.00	3.00	3.00	3.00	3.00	3.00
General Government	5.00	4.00	4.00	5.00	5.00	6.00	6.00
Police	12.44	12.44	12.44	10.44	10.00	13.00	13.00
Fire Department		4.00	7.00	7.00	3.50	3.00	3.00
Public Works	7.32	7.32	7.32	7.32	8.00	13.00	14.00
Recreation	9.85	9.85	9.85	9.85	9.85	9.85	9.85
TOTAL	<u>41.05</u>	<u>44.05</u>	<u>44.61</u>	<u>43.61</u>	<u>41.35</u>	<u>49.35</u>	<u>50.85</u>

SOURCE: City of Winters, California

Fiscal Year Ended June 30,		
2017	2018	2019
2.70	2.00	2.75
0.00	0.00	0.00
3.33	3.33	3.25
5.69	5.69	4.00
13.44	13.44	13.48
7.00	7.00	7.00
13.48	13.48	13.48
9.85	9.85	9.85
<u>55.49</u>	<u>54.79</u>	<u>53.81</u>

# CITY OF WINTERS, CALIFORNIA

## OPERATING INDICATORS BY FUNCTION LAST TEN FISCAL YEARS

	Fiscal Year Ended June 30,									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Police</b>										
Traffic Citations	\$ 11,177	\$ 10,745	\$ 19,569	\$ 15,396	\$ 5,104	\$ 10,729	\$ 17,925	\$ 16,507	\$ 16,504	\$ 11,428
Parking Citations	\$ 245	\$ -	\$ 1,490	\$ 750	\$ 765	\$ 148	\$ 380	\$ 495	\$ 1,375	\$ 330
<b>Water</b>										
New Connections	0	0	5	2	1	1	41	37	10	10
Average Daily Consumption	1.28 mgd	1.39 mgd	1.10 mgd	1.15 mgd	1.12 mgd	1.05 mgd	.817 mgd	837mgd	.941 mgd	898 mgd
<b>Sewer</b>										
New Connections				2	1	1	41	37	10	10
Average Daily Sewage Treatment	567 mgd	556 mgd	535 mgd	543 mgd	641 mgd	533 mgd	438 mgd	502 mgd	0.456	0.456

SOURCE: City of Winters, California

# CITY OF WINTERS, CALIFORNIA

## CAPITAL ASSET STATISTICS BY FUNCTION LAST TEN FISCAL YEARS

	Fiscal Year Ended June 30.									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>POLICE:</b>										
Stations	1	1	1	1	1	1	1	1	1	1
<b>FIRE</b>										
Stations	0	1	1	1	1	1	1	1	1	1
<b>PUBLIC WORKS:</b>										
Streets (lane miles)	22	22	22	22	22	22	22	22	23.5	25.5
Traffic Signals	1	1	2	3	3	3	3	3	4	4
<b>PARKS AND RECREATION:</b>										
Parks	6	6	6	6	6	7	7	7	7	7
Park acreage	7.2	7.2	7.2	7.2	7.2	11.9	11.9	11.9	16.64	16.64
Community Centers	1	1	1	1	1	1	1	1	1	1
<b>WATER:</b>										
Water Mains (miles)	20	20	20	20	20	20	20	20	22.2	24.15
Water Wells	5	6	6	6	6	6	6	6	6	6
Storage tanks (non-operational)	2	2	2	2	2	2	2	2	2	2
<b>WASTEWATER:</b>										
Sewer Lines (miles)	23	23	23	23	23	23	23	23	28.5	33.3
Pump Stations	2	2	2	2	2	2	2	2	5	5
Sewer Treatment Plant	1	1	1	1	1	1	1	1	1	1

SOURCE: City of Winters, California



CITY COUNCIL  
STAFF REPORT

DATE: March 17, 2020  
TO: Mayor and City Council  
FROM: John W. Donlevy, Jr., City Manager   
SUBJECT: Historic Preservation Policy- Planning Commission Assignment

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**RECOMMENDATION:**

That the City Council direct the Planning Commission to workshop and work with Staff on recommendations for policy direction regarding listed "historic" structures in Winters.

**BACKGROUND:**

Under the Winters Municipal Code, the Winters Planning Commission is now designated as the "Historic Preservation Commission". The City has one designated "Historic District" which is the one block of Main Street between Railroad and First Street. In 1983, the City completed its Cultural Resources Inventory of structures throughout the City with numerous recommendations for historic preservation and/or listing with the State and National Historic Preservation Offices. In total, there are 14 homes outside the "Historic District" which are considered significant structures within the City.

In the City's Cultural Resources Inventory, we currently have 79 documented locations, with 14 residences recommended for listing in the National Historic Registry.

The section of the Municipal Code dealing with this is as follows:

<https://www.codepublishing.com/CA/Winters/#!/Winters17/Winters17108.html#17.108>

**Discussion:**

In February, the Planning Commission was presented with an extensive remodel for the "Bell/Young" House located at 202 Russell Street. In the City's Cultural Inventory this residence

is considered one of the more prominent structures in town because it was the home of a key/founding family and the architecture is unique and period specific.

While both the City committee and representatives from the State Preservation Office recommended listing in the National Registry, the property was not listed.

The property owners, Emarie and Nick Van Galio presented a project which is a significant remodel and expansion of the home. While the renovation will preserve certain architectural features, the home will be dramatically expanded, changed and modernized. In essence, it will mostly be a new home. The project was approved by the Planning Commission under the guise of a lack of any policy which requires any level of real preservation.

A key question in the deliberation was how the State Preservation Office viewed the remodel of the property. VanGalio accurately described the State's position that it is the purview of the property owner under the jurisdiction of local requirements or restrictions as to the modifications of the home. In short, absence of some type of preservation guidelines on the local level, the property owner can do whatever they want to the property, including just tearing the structure down.

In the Van Galio case, it is clearly within their purview to change and modernize the home and property. The key issues from a City standpoint are how and whether the City genuinely wants to preserve "historic" properties and under what policy guidance we want to establish. The current ordinances talk mostly about listing and identification of properties, but very little about actual preservation.

Staff is recommending the establishment of policies to guide both homeowners and the Planning Commission in regards to these properties. Most of the homeowners are aware of the significance of their properties, but many may not, so both outreach and education will be essential. The overall process will allow exploration of preservation criteria, evaluation of the current City ordinance and community input into how these significant structures are treated in the future.

The Planning Commission will hold workshops on this topic and collaborate with the community, historic preservation organizations and the State to hopefully establish some "best practices" in the preservation of our cultural resources.

**FISCAL IMPACT:** None by this action.