



Minutes of the Regular Meeting of the Winters City Council Held via Teleconference
(Zoom) on June 15, 2021

Mayor Cowan called the meeting to order at 6:30 p.m.

Present: Council Members Harold Anderson, Jesse Loren, Pierre Neu, Mayor Pro Tem Bill Biasi, Mayor Wade Cowan

Absent: None

Staff: City Manager Kathleen Trepa, Assistant City Attorney Joanna Gin, Director of Financial Management Shelly Gunby, City Clerk Ashley Bussart, Fire Chief Brad Miller

Mayor Pro Tem Biasi led the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

City Manager Trepa had no changes to the agenda. Motion by Council Member Loren, second by Council Member Neu to approve the agenda. Motion carried with the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

COUNCIL/STAFF COMMENTS:

Verbal updates were provided by Council Members.

PUBLIC COMMENTS:

None

CONSENT CALENDAR

1. Approval of the Minutes of the Regular June 1, 2021, Council Meeting

2. Resolution 2021-36 Approving a First Amendment to Professional Services Agreement Between the City of Winters and Bureau Veritas for Building Division Services
3. Appointment of Winters Planning Commission Members

Councilmember Loren thanked all that interviewed. She stated that there are many qualified people in Winters and welcomed the new Planning Commission members.

4. Farmstead Development (Skreden) – On-Call Consultant Work Orders

City Manager Trepa provided an overview of the consent calendar items. Motion by Council Member Neu, second by Council Member Loren to approve the Consent Calendar. Motion carried with the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

PRESENTATIONS:

None

PUBLIC HEARING:

Resolution 2021-37 Confirming an Assessment Diagram and Assessment and Providing for the FY 2021-22 City of Winters City-Wide Maintenance Assessment District Annual Levy of Assessments.

Open: 6:46PM

No public comment

Closed 6:46PM

Mayor Pro Tem Biasi reminded staff that he would like to see them look into potentially increasing the City-Wide Assessment.

Council Member Anderson remembers when the Assessment was initially approved and the controversy and hard work that it took to get it passed. He believes the original assessment included costs to be covered by the General Fund as well.

Mayor Pro Tem Biasi would like to go over the original assessment per Council Member Anderson's comment.

Tina Lowden, a resident, asked how the City would go about implementing an increase.

City Manager Trepa explained that it is a Prop 218 process where we would send a notification to every address in the City, similar to a ballot, to provide information and vote on whether or not they would like to increase the assessment. The votes are then tabulated. It is a four-step process including an engineer's report and notices to the public.

Mayor Cowan asked for clarification, would the ballots go to addresses or property owners?

City Assistant Attorney Joanna Gin clarified that it would be property owners.

Motion by Mayor Pro Tem Biasi, second by Council Member Neu to adopt Resolution 2021-37 Confirming an Assessment Diagram and Assessment and Providing for the FY 2021-22 City of Winters City-Wide Maintenance Assessment District Annual Levy of Assessments. Motion carried with the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

DISCUSSION ITEMS:

1. Resolution 2021-38 Approving a Pool Facility Rental and Services Agreement Between the City of Winters and the Solano Aquatic Sea Otters.

Mayor Pro Tem Biasi asked for clarification regarding the pool lease revenue. City Manager Trepa stated the rental fee for the pool would be \$2000 for swim team and \$2000 for swim lessons for a total of \$4,000. Mayor Pro Tem Biasi asked if the swim team comes out in the positive will the excess money go back into the swim team fund? City Manager Trepa indicated that the City and SASO would true up costs at the end of the season to ensure that SASO's costs were covered and then any excess, if any, would be discussed on how best to allocate. Mayor Pro Tem asked if the chaperone requirement for children 12 and under is a requirement in other cities, although he does believe it is a good idea for safety reasons.

Mayor Pro Tem would like to know if there are any scholarship programs for those that cannot afford the fee. City Manager Trepa indicated there are no scholarship programs this year, as time did not allow for developing one. However, an individual reached out who would like to provide help to those that cannot afford the fees. A scholarship program could be developed for next season.

Corinne Martinez, a resident, asked if registrations are lower because of the fee. Corinne stated that a sponsorship program could help and appreciates that the City has already thought of this.

Kate Laddish, a resident, thanked staff for providing these programs. Kate thinks it is terrific that SASO will be doing local outreach for staffing.

Ricky Silva, SASO, gave an overview of the program. There will be meet and greets on the pool deck June 17 and 18. Two swim meets have been scheduled.

City Manager Trepa made a correction to Exhibit A attached to the agreement. The fee is \$85 per swimmer not \$65 per swimmer, which was the original fee but the revenue stream didn't support the program at that level.

Motion by Council Member Loren, second by Mayor Pro Tem Biasi to adopt Resolution 2021-38 Approving a Pool Facility Rental and Services Agreement Between the City of Winters and the Solano Aquatic Sea Otters. Motion carried with the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

2. Resolution 2021-39 Approving a NeighborWorks Sacramento- Exclusive Negotiation Agreement

Presentation by part-time Housing and Economic Development Manager Maguire. Discussion included the scoring for the Infill Infrastructure Grants (IIG). At the time the project was developed, it was understood it would not score well given the project location, which is why a sweat equity plan was utilized to make the housing more affordable. Mayor Pro Tem Biasi would like staff work towards filling in some of the gaps in the funding.

Mr. Maguire stated that the project has always been in the USDA Rural Development Programs; however, the recent Notice of Funding Availability and workshop indicated that that qualifying for the IIG would be remote. Dan clarified that the ENA extension is 6 months.

Council Member Loren summarized the current project funding status, stating the City was looking for a layer cake of funding of USDA Rural Development predevelopment funds to work with this partner and we are getting a 6-month extension ENA.

Mayor Cowan stated that the self-help projects develop pride in ownership that comes from those who utilize the program and help build their own home. Mayor Cowan stated this is one of the best ways we can help people and he is a big supporter of the program.

Motion by Mayor Pro Tem Biasi, second by Council Member Neu, to adopt Resolution 2021-39 Approving a NeighborWorks Sacramento- Exclusive Negotiation Agreement Motion carried with the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

CITY MANAGER REPORT:

City Manager Trepa reminded the public that the draft Housing Element is out and available for public comment until June 30, 2021. It is available online, at City Hall and it will be presented at the June 22 Planning Commission meeting. Staff is actively working on the July 3 Fireworks Show and the hybrid platform for meetings. More information will be provided as we have it. City Manager Trepa updated that masks are being required in City Hall common areas still due to members of staff not being eligible for a vaccine, this applies to staff and the public. There will be a presentation June 29 by the developer regarding the Farmstead Project, more information on the project to come.

INFORMATION ONLY:

None


ADJOURNMENT:

Mayor Cowan adjourned the meeting at 7:44 p.m.

ATTEST:



Ashley Bussart, City Clerk



Wade Cowan, MAYOR