



Minutes of the Regular Meeting of the Winters City Council
Held on May 21, 2019

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

Present: Council Members Harold Anderson, Jesse Loren, Pierre Neu, Mayor Pro Tem Wade Cowan and Mayor Bill Biasi
Absent: None
Staff: City Manager John W. Donlevy, Jr., City Attorney Ethan Walsh, Economic Development/Housing Manager Dan Maguire, Environmental Services Manager Carol Scianna, City Clerk Tracy Jensen

Sharon Pearce led the Pledge of Allegiance.

Approval of Agenda: City Manager Donlevy requested that Discussion Item #2 be removed from the agenda as this item is not ready to be presented to Council. Motion by Council Member Loren, second by Council Member Neu to approve the agenda as amended. 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: Matthew Keys, representing the Winters Express, told Council this would be the last meeting he would be attending as he has taken a new job in Sacramento. He thanked staff for their willingness to receive general requests for regular updates and respond in a timely manner. He wanted to let the public know we have a great team representing local government. He then introduced the new reporter for the Express, Brandon Capes, who comes from the North Bay with a vast portfolio of experience, including covering the Santa Rosa fire. Matthew concluded by saying that when you're speaking to the paper, you're speaking to the community.

Abraham Lopez, 114 Main Street, said nobody parks in the 2-hour parking on Main Street in front of the Buckhorn Catering/Fitness Club building, but instead parks across the street in the area designated as a residential area where there are no parking limits. Because of this, he is unable to park in front of his own house. He asked Council if there was something else that could be done other than 2-hour parking in this area in order to free up the parking spaces.

Kate Laddish, 400 Morgan, gave a pool update and said Tami Schluns has been hired as the new pool manager. Lifeguard training started this week, signups for summer swim team started last Saturday, and summer recreation swim starts on May 31st. Staff has fixed the heater, which makes for some happy lap swimmers!

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, May 7, 2019
- B. Resolution 2019-12, a Resolution of the City Council of the City of Winters, Initiating Proceedings for the Annual Levy and Collection of Assessments for the City-Wide Maintenance Assessment District, Fiscal Year 2019/2020
- C. Resolution 2019-13, a Resolution of the City Council of the City of Winters Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments and Providing Notice of Hearings Thereof for the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2019/2020
- D. Amendment to Maintenance Agreement with Solano County Water Agency (SCWA)
- E. Harris and Associates Contract Amendment No. 3 - Newt's Expressway Rule 20A Utility Undergrounding District
- F. Approval of Contractor for Citywide Leak Survey
- G. Resolution 2019-16, A Resolution of the City Council of the City of Winters Establishing an Appropriation Limit Pursuant to Article XIII of the California Constitution for Fiscal Year 2019-2020
- H. Resolution 2019-17, A Resolution of the City Council of the City of Winters for the Claim of Transportation Development Act Funding From the Sacramento Area Council of Governments
- I. Agreement with HdL Coren & Cone for Property Tax Management and Information Services
- J. Street Maintenance Agreement with Vintage Paving Company, Inc.
- K. Parking Lot on First Street and Abbey Street (Staff Report Under Separate Cover)

City Manager Donlevy gave an overview. Council Member Anderson recused himself from Items E and K due to a possible conflict of interest due to the proximity of his property to these projects.

Jeff Tenpas, 24 E. Main Street, wanted to address Item D involving groundwater monitoring at the creek. He said groundwater levels at the creek have been dropping due to the creek projects and asked staff to keep this on their radar.

City Manager Donlevy clarified the Engineer's Estimates for the parking lot and Newt's Expressway projects and said proceeds from the sale of property and road maintenance funds are being used for these projects.

On a motion by Council Member Loren and seconded by Council Member Neu, Consent Items A-D and F-J were approved by the following vote:

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

On a motion by Council Member Loren and seconded by Council Member Neu, Consent Items E and K were approved by the following vote:

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

PRESENTATIONS

Council Members Neu and Loren read aloud and presented a Proclamation to Wally Pearce recognizing June 1st, 2019 as Elder Day in the City of Winters.

Gary Goodman, General Manager of the Sacramento-Yolo Mosquito & Vector Control District (SYMVCD), said there are 2,000 square miles within the Sacramento-Yolo district and includes urban, rural and agricultural land. Gary shared the SYMVCD's integrated mosquito management approach: public information, surveillance, biological control, ecological management and chemical control. Gary also identified the diseases carried by mosquitos, which include West Nile virus, dengue fever, malaria, chikungunya, Zina virus and heartworms in dogs. Although there were 218 cases of West Nile Virus in California during 2018, there was no WNV activity in Winters and no positive WNV mosquito samples and dead birds. The recent rains could pose a big problem in 2019 and reminded everyone of the 7 D's: drain, dawn & dusk, dress in long sleeves and pants, defend yourself with effective repellent, doors and screens should be in working condition, district personnel are available to help.

Gary said the Winters representative to the SYMVCD board, Gar House, is active, continues to ask questions, and has been an excellent addition to their board. Gar responded by saying they are fortunate to have Gary leading the district. He is a

progressive leader, the district has a great staff, and they continue to bring in international representatives.

DISCUSSION ITEMS

1. Overview of the Waste Management Residential Overage/Contamination Fee Program

Environmental Services Manager Carol Scianna gave an overview and said the City's contract with Waste Management (WM) was amended in November, 2018 to allow overage and contamination fees to be charged to residents for their trash, recycling, and composting bins. These fees will be implemented June 1st, 2019 and residents are being educated about the items being put into their bins.

WM representatives Kayla Rodriguez and Johanna Keys gave a power point presentation that described external camera technology designed to reduce contamination and improve service, safety and sustainability. They also reviewed the numerous methods of outreach being done by WM for residents to avoid contamination and overage fees.

City Manager Donlevy said the reality of waste management is becoming more complex. WM has invested in technology, but an entire load can be affected due to one bad bin, which changes the entire business model. Contamination has expensive ramifications and education is important.

2. Downtown Merchants Trash Enclosure Proposal

This item was removed from the agenda and will be brought back at a later date.

3. Housing Issues Overview

City Manager Donlevy gave an overview of the housing issues affecting Winters, along with key policies that deal with housing. The City of Winters Housing Element, which is based on seven strategic goals, will expire in 2021 and will require the City to develop a new plan in concert with RHNA (Regional Housing Needs Allocation) numbers. The Affordable Housing inventory in the City of Winters is spread throughout the community, with 335 affordable units that have some type of restriction covenant making up 14.56% of the housing within the City. City Manager Donlevy reviewed the State Housing Policy, Legislation and the Governor's priorities, which includes the goal of 3.5 million units to be built by 2025. The Governor has also allocated \$500 million in planning grants to cities through SB2 Planning Grants of which the City of Winters will receive \$125,000 to plan for expanded housing development. City Manager Donlevy also reviewed the Regional Housing Policy directives and recommendations, including Regional Housing Needs Allocation (RHNA), which is used to establish the total

number of housing units that each city and county must plan for within the eight-year planning period. Housing Manager Dan Maguire wanted to acknowledge Albert Vallecillo and Jack Graf, who have been members of the Affordable Housing Steering Committee since it was formed 2 decades ago, who have consistently provided solid policy advice.

Council Member Loren thanked City Manager Donlevy for the presentation and inquired about having a climate action plan in place. City Manager Donlevy said staff is currently working on it and will bring it forward. Council Member Neu said he was optimistic about the RHNA numbers that will be coming out soon, which will be mandated by the state.

Kate Laddish, 400 Morgan Street, asked that the City remain consistent within all elements of the General Plan during the General Plan refresh, including the forthcoming new Housing Element. Moving forward, Kate asked staff to consider ways of increasing affordability, density, and climate-compatibility in the housing we plan for and approve and to take the necessary steps to maintain the current affordable housing stock and be watchful of properties currently in subsidy programs that can time out of affordability and become market rate. Because much of the upcoming housing discussion and revision of the Housing Element will hinge on SACOG's RHNA numbers, Kate requested Council to ask staff to schedule a presentation by SACOG Senior Planner Greg Chew about RHNA at a future meeting.

CITY MANAGER REPORT: Attended the ribbon cutting ceremony for the swimming pool in Esparto today. A project like this takes time in small communities. On Thursday, May 24th @ 4:30, the second installment of "Ask the City Manager" series will take place.

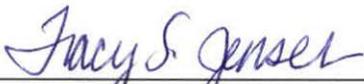
INFORMATION ONLY: None

ADJOURNMENT: Mayor Biasi adjourned the meeting at 8:50 p.m.



Bill Biasi, MAYOR

ATTEST:



Tracy S. Jensen, City Clerk