



CITY COUNCIL
Albert Vallecillo, Mayor
Bill Biasi, Mayor Pro-Tempore
Councilmembers: Richard Casavecchia,
Jesse Loren, and Carol Scianna

REGULAR CITY COUNCIL MEETING
City Hall, Council Chamber
318 First Street, Winters, CA 95695
August 4, 2026
6:30 PM

Meeting Information

Winters City Council meetings are conducted in person at City Hall Council Chambers accessible via the Abbey St. side entrance. As a courtesy, and technology permitting, members of the public may continue to participate virtually. However, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Brown Act, City Council meetings will continue despite technical difficulties for participants using the teleconferencing option.

Zoom: +16699006833 US Meeting ID: 872 2612 5768

Passcode: 422143

<https://us02web.zoom.us/j/87226125768?pwd=X1J9IQSwQFAUZp2UubsAgxQbo95rql.1>

If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. The chair will call you by name or phone number when it is your turn to comment. Speakers will be limited to 3:00 minutes.

If you choose not to observe the City Council meeting but wish to make a comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on the Monday prior to the City Council meeting. Please submit your comment to the City Clerk at cityclerk@cityofwinters.org. All public comments submitted to the City Clerk will be summarized and read into record but will not be read verbatim due to time limitations.

General Information: If you have questions about this agenda please call the City Clerk's office at 530-794-6702. View City Council meetings, obtain agendas and agenda packets on the internet: <http://www.cityofwinters.org/city-council-meetings>. City Council agenda packets and any attachments to the agenda that are not available online may be viewed at the City Clerk's Office at City Hall - 318 First Street.

Assistance: In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an

alternative format, or auxiliary aids to participate in this meeting, please contact the Office of the City Clerk at 530-794-6702 or cityclerk@cityofwinters.org as soon as possible. Providing at least 72 hours notice will help ensure that reasonable arrangements can be made.

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

The Mayor and Council may change the order of the Agenda or request discussion of a Consent Item.

1. SPECIAL PRESENTATIONS

- A. Climate Action Committee Presentation to the City Council on the Bike Master Plan

2. PUBLIC COMMENT (Items not on the agenda)

This time is reserved for members of the public to address the City Council on items that are not on the Agenda and are within the subject matter jurisdiction of the City Council. Comments are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. City Council is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the City Council does not respond to public comment at this time.

3. CONSENT CALENDAR

All items listed under the Consent Calendar are considered and acted upon by one Motion.

Anyone may request an item be removed for separate consideration.

- A. Minutes of the Regular City Council Meeting Held July 21, 2026
[City Council Minutes July 21, 2026.docx](#)
- B. Professional Services agreement with NJA Architecture
[Staff Report - Professional Services Agreement with NJA Architecture.doc](#)
[Attachment 1 - Resolution 2026-41 NJA Architecture .docx](#)
[Attachment 2 - NJA Architecture PSA.pdf](#)
- C. Waive Second Reading and Adopt Ordinance 2026-07 adding Chapter 10.44 to the Winters Municipal Code Establishing Regulations for E-Conveyances
[Staff Report - E-Conveyance Ordinance.doc](#)
[Attachment 1 - Ordinance 2026-07 E-Conveyance](#)
- D. Approve a two-year extension with the Sacramento Neighborhood Housing Services, Inc. d/b/a NeighborWorks Sacramento to provide income determination city-wide for buyers of deed-restricted affordable homes, homebuyer education/training, pre-purchase counseling for first-time buyers, and additional services as needed in an amount not to exceed \$20,000.
[Staff Report - Neighborworks Professional Services Agreement](#)
[Attachment 2 - Professional Services Agreement Neighborworks.pdf](#)
- E. Warrant Register and Payment of Claims for the Month Ending June 30, 2026
[Staff Report - Warrant Register Reports for June 2026.docx](#)

[Attachment 1 - Affidavit of Administrative Services Director.pdf](#)

[Attachment 2 - A/P Registers.pdf](#)

[Attachment 3A - 6.12.26 Payroll-2.pdf](#)

[Attachment 3B - 6.23.26 Payroll-2.pdf](#)

[Attachment 3C - 6.26.26 Payroll-2.pdf](#)

4. PUBLIC HEARINGS

- A. Public Hearing to place Delinquent Solid Waste Charges on the Fiscal Year 2026-27 Property Tax Roll

[Staff Report - Solid Waste Delinquent Bills.docx](#)

[Attachment 1 - Resolution 2026-42 Delinquent Solid Waste.docx](#)

[Attachment 2 - Waste Management Lien Workbook.pdf](#)

- B. Public Hearing to Place Delinquent Water and Sewer Charges on the Fiscal Year 2026-27 Property Tax Roll.

[Staff Report - Utility Liens.docx](#)

[Attachment 1 - Resolution 2026-43 Utilities Lien.docx](#)

[Attachment 2 - 2026 Utility Lien List.pdf](#)

- C. Ordinance 2026-06 adopting regulations related to the Reasonable Accommodation requirement by the California Department of Housing and Community Development.

[Staff Report - Reasonable Accommodations.pdf](#)

[Attachment 1 - Ordinance 2026-06 Reasonable Accommodation Draft.pdf](#)

[Attachment 2 - PC2026-05 Reasonable Accommodation Resolution.pdf](#)

5. DISCUSSION ITEMS

6. CITY MANAGER'S REPORT

7. COUNCIL COMMENTS-IDEAS, QUESTIONS, AB1234 REPORTS

This item is for information only and is not eligible for action at this time.

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the regular meeting of the Winters City Council was posted on the public bulletin board at City Hall, 318 First Street and posted to the City of Winters website at cityofwinters.org.

Zorina Treat, Deputy City Clerk