

**MINUTES**  
**JOINT TOWN COUNCIL,**  
**REDEVELOPMENT AGENCY, AND**  
**WINDSOR WATER DISTRICT MEETING**  
**AND PLANNING COMMISSION**  
**WORKSHOP/MEETING**

Civic Center Council Chambers  
9291 Old Redwood Highway, Building 400  
Windsor, CA 95492

**May 16, 2007**

**Workshop - 6:00 p.m.**  
**Regular Meeting - 7:00 p.m.**

**WORKSHOP – 6:00 p.m.**

**1. CALL TO ORDER**

Mayor Parker called to order a joint Meeting of the Town Council and Planning Commission at 6:04 p.m.

**2. COUNCIL/PLANNING COMMISSION ROLL CALL**

Present at Roll Call were:

Councilmembers:

Councilmembers Allen, Fudge, Goble, and Salmon. Mayor Parker advised that he would be leaving the meeting at 7:30 p.m. He asked Mayor Pro Tem Fudge to serve as Acting Mayor during his absence.

Commissioners:

Commissioners Albini, Conner, and Neece. Vice Chair Rios indicated that he would be leaving the meeting early.

Chair Ling was absent.

Vice Chair Rios left the meeting at 6:55 p.m.

Councilmember Goble declared that she would be abstaining on the three Merit Presentations. The reason for her abstention is that she resides within 500 feet of “The Oaks at Windsor Village” project. Because all the projects are seeking growth control allocations, this conflict could be related to the other project’s pool of total allocations available.

Councilmember Goble recused herself from the presentations at this time and left the dais.

**1. 2007 Merit Presentation Forum**

Council and Commissioners heard presentations from the following individuals for consideration of future growth control allocations:

- 1) Cornell Village CoHousing (Bruce Shimizu)
- 2) Kendall Cottages (Todd Sheppard)
- 3) The Oaks at Windsor Village, Phase II (Orrin Thiessen)

Council heard testimony from members of the public regarding the Merit Presentations.

**ADJOURNMENT**

The Council adjourned at 7:30 p.m. to its regular Town Council meeting.

The next Planning Commission meeting is scheduled for Tuesday, May 22, 2007, also in the Civic Center Council Chambers.

Due to a previous commitment, Mayor Parker left after the adjournment of the Joint Meeting.

**REGULAR SESSION**

**1. CALL TO ORDER**

Acting Mayor Fudge called to order a meeting of the Town Council, also serving as the Board of Directors of the Windsor Redevelopment Agency and Town of Windsor Water District at 7:38 p.m.

**2. COUNCIL ROLL CALL**

Present at Roll Call were Councilmembers Allen, Fudge, Goble, and Salmon. Mayor Parker was absent until 8:43 p.m.

**3. PLEDGE OF ALLEGIANCE**

Marie Coakley led the Pledge of Allegiance.

**4. PRESENTATION(S)/PROCLAMATION(S)**

**4.1 Proclamation declaring Affordable Housing Week**

Acting Mayor Fudge read a proclamation declaring May 14-18, 2007 Affordable Housing Week. Paula Cook, Sonoma County Housing Coalition, accepted the proclamation on behalf of the housing coalition.

By consensus, Council directed staff to place an Inclusionary Housing Ordinance amendment on a future agenda due to the need to meet the Town's fair share housing requirements, including very low, low, moderate, and above moderate income housing in Windsor.

**5. ANNOUNCEMENTS**

Councilmembers made various announcements.

Town Clerk De La O briefly introduced new Records Management Technician Brigitte Graham in the Town Manager's Office.

**6. CONFLICT OF INTEREST DECLARATION**

None.

**7. CHANGES TO THE AGENDA**

The Closed Session (Item No.16.1) was cancelled.

**8. CITIZEN PUBLIC APPEARANCES**

None.

**9. CONSENT CALENDAR**

Councilmember Salmon moved to adopt the Consent Calendar items. Councilmember Goble seconded the motion. The motion passed as indicated below:

**9.1 Check Register No. 364**

**4/0/1 vote (Mayor Parker was absent).** By motion, approved disbursements in the amount of \$849,982.36.

**9.2 Approval of Minutes**

**4/0/1 vote (Mayor Parker was absent).** By motion, approved the minutes of the regularly scheduled Town Council meeting of April 4, 2007, and the special meeting of April 11, 2007.

**9.3 Professional Services Budget Amendment for Coastland Civil Engineering's Plan Check and Inspection Services Contract**

**4/0/1 vote (Mayor Parker was absent).** Adopted Resolution No. 2055-07 amending the FY 2005-07 budget to transfer \$64,986.00 from unexpended General Fund appropriations for other projects and to appropriate an additional \$100,014.00 from the unappropriated balance of the General Fund to the Professional Services budget for Coastland Civil Engineering's Plan Check and Inspection Services Contract.

**10. PUBLIC HEARING – NONE.**

## **11. REGULAR CALENDAR**

### **11.1 Report on Town's Noise Standards**

This item was considered after Regular Calendar Item 11.3.

### **11.2 Mandatory Green Building Program for Residential and Commercial Construction**

Planning Director Chamberlin reported on this item.

Councilmember Allen stated that due to his absence at the Council meeting of April 18, 2007, he viewed the videocassette regarding this item and so will participate in the action.

Acting Mayor Fudge offered members of the audience an opportunity to speak at this time. No comments were made.

Staff was directed to provide a Mission Statement separate from the Policy Statement adding a clause regarding the Town's efforts to reduce greenhouse gas emissions and return to Council at a future meeting.

Councilmember Goble moved to adopt, by title only, Ordinance No. 2007-215 amending Title VII, Building and Housing, adding Article 13, of Title VII Building and Housing, Green Building Standards and Ratings for Commercial and Residential Buildings. Councilmember Allen seconded the motion. The motion passed by a 4/0/1 vote (Mayor Parker was absent at this time).

### **11.3 Consider funding requests for the Windsor Chamber of Commerce and the Old Downtown Windsor Business Improvement District to provide economic development services for a six month period: July 1, 2007 – December 31, 2007**

Assistant Town Manager Johnson reported on this item.

Acting Mayor Fudge offered members of the audience an opportunity to speak at this time.

Fred Langley, Interim Executive Director of ODWBID, discussed and asked Council to support the funding request for the ODWBID.

Mark Morrisette, Chamber President, discussed his funding request in the amount of \$10,615.50.

Mayor Parker arrived 8:43 p.m. and resumed participation in the meeting.

Councilmember Allen moved to approve the funding requests for the Windsor Chamber of Commerce in the amount of \$10,615.50 and the Old Downtown Windsor Business Improvement District in the amount of \$33,600 to provide economic development services for the six month period of July 1, 2007 to December 31, 2007. Mayor Parker seconded the motion. The motion passed by a 5/0 vote.

Item 11.1 was considered at this time.

**11.1 Report on Town's Noise Standards**

Planning Director Chamberlin briefly reported on this item.

Mayor Parker offered members of the audience an opportunity to speak at this time. No comments were made.

Mayor Parker directed staff to meet with Police Chief Freitas regarding the Police Department's responsibility to enforce the Town Code for disturbance of the peace created by excessive noise, as reported by citizens.

**11.4 Windsor Fire Station No. 2**

Senior Management Analyst Kelley reported on this item.

Mayor Parker offered members of the audience an opportunity to speak at this time. No comments were made.

Some Councilmembers noted the importance of obtaining LEED certification for the building.

Councilmember Allen moved to adopt Resolution No.2056-07 authorizing the Town Manager to negotiate and execute a Professional Services Agreement with Ratcliff Architects to provide Architectural and Design Services for the design of Windsor Fire Station No. 2 in the amount of \$492,505.00. Mayor Pro Tem Fudge seconded the motion. The motion passed by a 5/0 vote.

**11.5 Redevelopment Ordinance Implementing Senate Bill 53 and Senate Bill 1809**

Councilmember Salmon moved to introduce, by title only, an ordinance containing a description of the Windsor Redevelopment Agency's Program to acquire real property by eminent domain in the Windsor Redevelopment Project Area. Councilmember Goble seconded the motion. The motion passed by a 5/0 vote.

**11.6 Scheduling of Special Town Council Meeting**

Councilmember Allen moved to cancel the 4<sup>th</sup> of July Town Council meeting. Councilmember Goble seconded the motion. The motion passed by a 5/0 vote.

**12. DISCUSSION AND/OR ACTION ON PENDING STATE OR FEDERAL LEGISLATION AND ACTIVITIES**

**12.1 League of California Cities**

**12.2 Sonoma County Mayors' and Councilmembers' Association**

Legislative Committee Update

**13. MAYOR'S & COUNCILMEMBERS' REPORTS**

**13.1 Individual Councilmember Reports and Comments**

Mayor Pro Tem Fudge showed a graph that depicted Windsor's need to provide affordable housing.

Mayor Pro Tem Fudge referenced a brochure on the Climate Protection Conference regarding efforts to reduce greenhouse gas emissions that will be held on Monday, June 4, 2007, at Windsor High School.

Councilmember Salmon sought Council consensus on the upcoming presentation by the Sonoma County Transportation Authority (SCTA) regarding the Windsor Shuttle.

**13.2 Reports on Meetings/Conferences**

Councilmembers reported that they attended various meetings that are of interest to Council.

**14. TOWN MANAGER'S REPORT (No written report.)**

At the request of Acting Town Manager Johnson, Council, by consensus, authorized staff to send a letter to Mr. Richard Mendelsohn, the new owner of the Windsor Vineyards property located at 9600 Bell Road, regarding potential future uses of the property and building.

Acting Town Manager Johnson briefly reported on a gas leak that occurred earlier in the day in the Town Green area.

**15. ANNOUNCEMENT OF CLOSED SESSION TOPIC/ADJOURNMENT TO CLOSED SESSION**

The Closed Session was cancelled.

**15.1 Conference with Labor Negotiator pursuant to Government Code §54957.6 - Agency Negotiator: Art Hartinger - Regarding negotiations with Town of Windsor Employees' Association- AFSCME Local 3910, Town of Windsor Supervisory Employees Group and Town of Windsor Management Employees Group**

**16. REPORT OUT OF CLOSED SESSION**

No reports were made, as the Closed Session was cancelled.

**17. ADJOURNMENT**

The meeting adjourned at 10:20 p.m. to a Regular Town Council meeting scheduled for Wednesday, June 6, 2007 at 6:00 p.m., in the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor.

Approved and adopted this 6th day of June 2007.

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Maria De La O, CMC  
Town Clerk