

MINUTES

JOINT TOWN COUNCIL, REDEVELOPMENT AGENCY, AND WINDSOR WATER DISTRICT MEETING

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

November 15, 2006
Regular Session- 6:00 p.m.

1. CALL TO ORDER

Mayor Salmon 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 6:04 p.m.

2. COUNCIL ROLL CALL

Present at Roll Call were Councilmembers Allen, Fudge, Morehouse, Mayor Pro Tem Parker and Mayor Salmon.

3. PLEDGE OF ALLEGIANCE

Town Manager Mullan led the Pledge of Allegiance.

4. PRESENTATION(S)/ PROCLAMATION(S)

4.1 Presentation: Town of Windsor Employee of the Quarter

Sheila Wolski

5. ANNOUNCEMENTS

Councilmembers and members of the community announced upcoming events.

6. CONFLICT OF INTEREST DECLARATION - None.

7. CHANGES TO THE AGENDA - None.

8. CITIZEN PUBLIC APPEARANCES

Gordon Waltenspiel, Windsor resident, commended Councilmember Fudge for her hard work and representation on the Sonoma-Marín Area Rail Transit (SMART) Board.

Frank Darien, Windsor resident, spoke regarding flood mitigation issues along Windsor Creek and Starr Creek concerning his property.

Council gave direction to staff to place this matter on a future agenda.

9. CONSENT CALENDAR

Councilmember Allen moved to adopt the Consent Calendar items. Mayor Pro Tem Parker seconded the motion. The motion passed by a 5/0 vote.

9.1 Check Register No. 354

5/0 vote. By motion, approved disbursements in the amount of \$1,832,078.57.

9.2 Approval of Minutes

5/0 vote. By motion, approved the minutes of the joint Town Council and Parks and Recreation Commission meeting of October 18, 2006.

9.3 Approval of Final Map for Vintana Unit No. 6B Subdivision

5/0 vote.

- a) Adopted Resolution No. 1985-06 approving and accepting the final map for Vintana Unit No. 6B Subdivision; and
- b) Authorized the Town Manager to sign a Lighting and Landscape Assessment District Agreement; and
- c) Authorized the Town Manager to sign a Subdivision Improvement Agreement in accordance with the Subdivision Map Act and the Town of Windsor Subdivision Ordinance.

9.4 Acceptance of Public Improvements for Vintage Greens Phase 4 Subdivision

5/0 vote. Adopted Resolution No. 1986-06 accepting the public improvements into the Town system for maintenance and designating certain intersections as stop intersections in the subdivision known as the Vintage Greens Subdivision, Phase 4.

9.5 Ordinance No. 2006-208 Amending Title 16, Chapter 7, Article 1, Sections 120 and 150 of the Code of the Town of Windsor and Resolution Approving and Confirming the Old Downtown Windsor Business Improvement District Fiscal Year 2006-2007 Annual Report and Levying the Assessment for the 2006-2007 Fiscal Year

5/0 vote.

- a) Adopted, by title only, Ordinance No. 2006-208 amending Title 16, Chapter 7, Article 1, Sections 120 and 150 of the Code of the Town of Windsor.
- b) Adopted Resolution No. 1987-06 approving and confirming the Old Downtown Windsor Business Improvement District Fiscal Year 2006-2007 Annual Report and levying the assessments for the 2006-2007 Fiscal Year.

9.6 Adoption of an Ordinance for a Radar Enforceable Speed Zone for Windsor Road from Shiloh Road to Reiman Lane

5/0 vote. Adopted, by title only, Ordinance No. 2006-209 approving a decrease in the speed limit to 40 mph from 45 mph and establish a radar enforceable speed zone for Windsor Road from Shiloh Road to Reiman Lane.

- 9.7 Arata Lane Interchange Phase 2A Project- Increase Grant Funding**
5/0 vote. Adopted Resolution No. 1988-06 amending the FY 2005-07 budget to appropriate additional funds in the amount of \$140,180 from the Gas Tax Fund for the Arata Lane Interchange Phase 2A Project to reflect increased federal grant funding.
- 9.8 Purchase Vehicle for Engineering Division of Public Works**
5/0 vote. Authorized the Town Manager to purchase one new hybrid vehicle through the State of California Department of General Services- Procurement Division Contract for use in the Engineering Division of Public Works at a cost not to exceed \$30,000.
- 9.9 Approval of Contract Change Order for Bell Road and Johnson Street Improvement Project and Appropriation of Funds**
5/0 vote. Approved a change order for the construction of street improvements along the AT&T frontage on Johnson Street and adopted Resolution No. 1989-06 amending the FY 2005-07 budget to transfer additional funds in the amount of \$49,000 from the General Fund and \$51, 000 from the Gas Tax Fund for the unexpended appropriations for other projects to the Bell Road and Johnson Street Improvement Project.
- 9.10 Approval of Final Map Evans/Drew Industrial Subdivision Phase 1**
5/0 vote.
- a) Adopted Resolution No. 1990-06 approving and accepting the final map for Evans/Drew Industrial Subdivision Phase 1; and
 - b) Authorized the Town Manager to sign a Street Lighting Maintenance Agreement; and
 - c) Authorized the Town Manager to sign a Subdivision Improvement Agreement in accordance with the Subdivision Map Act and the Town of Windsor Subdivision Ordinance.

10. PUBLIC HEARING

10.1 Annual Growth Control Report, Establish 2007 Annual Allocation and Amend Ordinance

Planning Director Chamberlin introduced Planning staff and discussed the actions Council will be required to take as outlined in the staff report.

Assistant Planner Cangson and Senior Planners Jones presented the staff report.

Mayor Salmon opened the public hearing.

The following speakers spoke regarding the Growth Control Ordinance. Some of their comments included the following: 1) need for very low/low income and moderate income housing; 2) support for mixed-income projects; 3) need for affordable senior housing projects; 4) higher density in the Downtown area; and, 5) the need to modify the process for the issuance of allocations for the "Projects of Four New Units or Less" and the need to increase the number of allocations; and support for completing the projects in the downtown area.

Gordon Waltenspiel
Bruce Shimizu
Jeff Meyer
Orrin Thiessen, Town Green Village
Shawn Rodrigues, Shiloh Sustainable Village
Misha Weidman, Pegasus Ventures Development
Ken Cohan, Town Green Village
Todd Wohlman
Wayne Elzey
Katrina VonMoos
Darlene Wally

The following individuals discussed the components of their development projects:

Shawn Rodrigues, Shiloh Sustainable Village
Eddie Rubenstein, representing Village at Windsor
Mike Telfer (and the project and landscape architects)
Orrin Thiessen

There being no further public testimony, Mayor Salmon closed the public hearing.

Council recessed at 8:35 p.m. and reconvened at 8:49 p.m. with all members present.

Council directed staff to modify the process for Small Lot Subdivisions to include a lottery provision as determined necessary by the Planning Director.

Councilmember Morehouse moved to accept the Town of Windsor 2006 Annual Growth Control Report. Mayor Pro Tem Parker seconded the motion. The motion passed by a 5/0 vote.

Councilmember Morehouse moved to accept the numbers, as outlined in the 2006 Merit Presentation/Allocation Assumptions Table for calendar year 2007 (as was shown on the presentation screen); increasing the number of allocations for the “Projects of Four New Units or Less” waiver category as identified in the Growth Control Ordinance Section 16-4-125(b)(4) from 8 to 12 allocations; and, also make available 25 allocations for calendar year 2007 for the “Pilot Merit Program Projects 2007 - Mixed-Use and/or Mixed-Income” waiver category as recommended by staff. For calendar year 2008, accept the numbers as outlined in the Merit Presentation/Allocation Assumptions Table (as was shown on the presentation screen) without the Pilot Merit Program and without the Small Lot Subdivisions. For calendar year 2009, accept the numbers that were shown on the presentation screen with the remaining numbers to be determined at a later date.

After further discussion, Councilmember Allen seconded the motion. Following a roll call vote, the motion failed by a 2-3 vote, as Mayor Salmon, Mayor Pro Tem Parker and Councilmember Fudge opposed.

Following further discussion, the presentation table was modified by staff as directed by Council.

Councilmember Fudge moved to accept the revised numbers, as shown on the modified 2006 Merit Presentation/Allocation Assumptions Table and to increase the number of allocations for the "Projects of Four New units or Less" waiver category as identified in the Growth Control Ordinance Section 16-4-125(b)(4) from 8 to 12 allocations; and, also make available 25 allocations for calendar year 2007 for the "Pilot Merit Program Projects 2007 - Mixed-Use and/or Mixed-Income" waiver category as recommended by staff. For calendar year 2008 and 2009, accept the numbers as outlined in the same table. Mayor Pro Tem Parker seconded the motion. The motion passed by a 3/2 vote, (Councilmembers Allen and Morehouse opposing).

Mayor Pro Tem Parker moved to introduce, by title only, an ordinance reserving allocations for calendar year 2007, as amended. Councilmember Fudge seconded the motion. The motion passed by a 3/2 vote, as Councilmembers Allen and Morehouse opposed.

Councilmember Allen moved to introduce, by title only, an ordinance amending the growth control ordinance as amended. Mayor Pro Tem Parker seconded the motion. The motion passed by a 5/0 vote.

11. REGULAR CALENDAR

11.1 Consider Changes to Town of Windsor Handbook for Citizen Advisory Committee Members

Council, by consensus, directed staff to revise Section 7.1 of the Handbook for Citizen Advisory Committee Members and place this matter on a future agenda for adoption.

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

12.1 League of California Cities: Update/Discussion

12.2 Sonoma County Mayors' and Councilmembers' Association Legislative Committee Update

Town Manager Mullan reported that following the successful defeat of Measure 90, the League of California Cities has requested that Windsor become active in the Sonoma County Legislative Committee Meetings that are held the first Friday of each month.

13. MAYOR'S & COUNCILMEMBERS' REPORTS

13.1 Individual Councilmember Reports

Councilmembers congratulated Councilmember Allen, and Mayor Salmon on their re-election to the Town Council and congratulated newly elected Councilmember Goble.

13.2 Reports on Meetings/Conferences

Councilmembers reported on their attendance at various meetings that are of interest to Council.

14. TOWN MANAGER'S REPORT

- Special Town Council meeting will be held on December 13th to discuss the Development of an RFP for Solid Waste, Recyclables and Green Waste Services.
- Council concurred to cancel the December 20th Town Council meeting.

15. ADJOURNMENT

The meeting adjourned at 10:35 p.m. to a regular Town Council meeting scheduled for Wednesday, December 6, 2006, in the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor.

Approved and adopted this 6th day of December 2006.

Maria De La O, Town Clerk