

**MINUTES**  
**JOINT TOWN COUNCIL**  
**AND**  
**PARKS AND RECREATION COMMISSION**  
**MEETING**

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

**October 18, 2006**  
**Regular Session- 6:00 p.m.**

**1. CALL TO ORDER**

Mayor Salmon called to order a joint meeting of the Town Council, also serving as the Board of Directors of the Windsor Redevelopment Agency and Town of Windsor Water District and the Parks and Recreation Commission at 6:07 p.m.

**2. COUNCIL AND COMMISSION ROLL CALL**

Present at Council Roll Call were Councilmembers Allen, Fudge, Morehouse, Mayor Pro Tem Parker and Mayor Salmon. Present at Parks and Recreation Commission Roll Call were Commissioners Altizio, Kahn, Rios and Vice Commissioner Trunick. Chair Wilde arrived at the meeting at 6:41 pm.

**3. PLEDGE OF ALLEGIANCE**

Parks and Recreation Commissioner David Khan led the Pledge of Allegiance.

**4. CONFLICT OF INTEREST DECLARATION- NONE.**

**5. CITIZEN PUBLIC APPEARANCES- NONE.**

**6. REGULAR CALENDAR**

**6.1 Keiser Park Master Plan**

Community Services Director Legge introduced the item. Keiser Park Master Plan consultants Cordy Hill, Principal at Royston Hanamoto Alley & Abey (RHAA) and David Ross, Architect at BSA, were introduced. Mr. Ross discussed architectural elements, providing examples of other communities' facilities throughout the country. *(Parks & Recreation Chair, Gregory Wilde, joined the meeting during this presentation.)* Mr. Ross stated that recreation pools and multipurpose rooms are two significant revenue generators.

Town Manager Mullan explained to Council the need to explore debt financing and phasing different components of the park.

Public comment was made by the following people:

Cameron Tyson, Dominic Foppoli and Catherine Davis spoke in support of constructing a 50-meter pool. Windsor resident, Brian Kenney, urged fiscal caution and phasing.

David Brown, president and CEO of the Sonoma County Family YMCA, stated that partnering with other agencies in the development and programming of a recreational/aquatic facility is financially advantageous.

Council and Commission consensus was to forgo the bocce courts and community garden, citing low surveillance placement of these features and the need for a community garden in a higher priority location.

Council and Commission prioritized features accordingly: baseball fields and play areas as the first phase, aquatic facility second and community recreation facility third.

Some of the major areas of concern included: cost of the project, parking, dimensions of the pools and cost recovery ability of the facilities.

On a motion by Mayor Pro Tem Parker, seconded by Councilmember Fudge, Council and Commission accepted the Keiser Park Master Plan as presented, with modifications expected. Council directed staff to provide an analysis of capital and operational costs, potential revenue and potential funding sources of the facilities and to explore joint funding opportunities.

## **ADJOURNMENT OF JOINT TOWN COUNCIL AND PARKS AND RECREATION COMMISSION MEETING/RECONVENE TOWN COUNCIL MEETING**

### **6.2 Oaks at Windsor Village Status Report (Town Green Village Phase 7)**

Planning Director Chamberlin introduced the item. Senior Planner Jones explained that staff was given direction by Council to give a summary of the status of the Town Green Village Phase 7 (TGV 7) project. Senior Planner Jones described the status of the project and the recent application by TGV 7 applicant, Orrin Thiessen, to build an additional 13 units on the northern portion of the site.

Senior Planner Jones referenced written correspondence in opposition to the TGV 7 proposal received from Windsor residents Kathy Vanzozi and Michael Brook.

Senior Planner Jones explained the development proposal and the review process. He pointed out the site is identified as "Special Area H" in the General Plan, and an amendment to the General plan would be necessary to accommodate the new proposal for development.

The following individuals made public comments, in opposition to, or with concerns about, the current development proposal: Windsor residents Michael Brook, David Deakin, L.W. Harrison, Mazey McCarty and Jim Kubicka.

Town Attorney, Richard Rudnansky, stated the following regarding the acceptance of the former development proposal: there was no mention of the Unity Spiritual Church in the conditions, therefore, there is no requirement that Unity Spiritual Church be located at the site. However, there is a requirement to bring forth a shared parking agreement for Lot 2, which could impact development possibilities on that site. He stated a shared parking agreement would have to be executed in order for the applicant to obtain a final map, or the applicant must ask for modifications. Senior Planner Jones explained that if modifications were requested, the matter would come before Council, as a Public Hearing item.

Town Green Village representative, Ken Cohan, stated there was a settlement agreement between his company and Unity Spiritual Church and that Town Green Village expects to obtain ownership of the church's downtown site in the near future.

Planning Director Chamberlin clarified that the TGV 7 tentative map was approved, but not recorded, and that without a final map, building permits cannot be issued.

Misha Weidman, applicant for the Windsor Live + Work development proposal, stated his proposal would similarly require a General Plan Amendment and approval of the TGV 7 development proposal would affect his project.

On a motion by Mayor Pro Tem Parker, seconded by Councilmember Allen, and by a 4/1 vote (Councilmember Morehouse opposed), Council accepted a report regarding the status of the Oaks at Windsor Village project, located at 6114 and 6122 Old Redwood Highway.

## **7. ADJOURNMENT**

The meeting adjourned at 11:09 p.m. to a regular Town Council Meeting scheduled for Wednesday, November 1, 2006, in the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor.

Approved and adopted this 15<sup>th</sup> day of November 2006.

---

Maria De La O, Town Clerk