

# MINUTES

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

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

**October 4, 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 6:00 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**

Members of the 4-H organization led the Pledge of Allegiance.

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

**4.1 Proclamation: The week of October 1-7, 2006 is National 4-H Week**

Mayor Salmon read a proclamation proclaiming the week of October 1-7, 2006, as National 4-H Week.

**5. ANNOUNCEMENTS**

Councilmembers and members of the community announced upcoming events.

**6. CONFLICT OF INTEREST DECLARATION**

Councilmember Morehouse declared that she would abstain on Item 15.1 (Town of Windsor vs. Olufs et. al), as this matter relates to the Mitchell/Shiloh/Conde Assessment district and her husband's family owns Pedroncelli Winery, a member of a cooperative that is part of that district.

Town Manager Mullan introduced new Community Services Director Donna Legge and remarked on her qualifications.

**7. CHANGES TO THE AGENDA - None.**

**8. CITIZEN PUBLIC APPEARANCES**

Barbara Brown, Windsor Service Alliance, spoke regarding the need to relocate the Windsor Service Alliance to a new location if a new Windsor Fire Station is built on Windsor Road.

Michael Brook, Windsor resident, requested that Council agendaize a discussion regarding the Town Green Village Phase 7 (Oaks at Windsor Village) project, as the Unity Spiritual Church is no longer planned as part of that project.

Bill Harrison, Windsor resident, spoke regarding the unkempt state of some of the Shiloh Road bike lanes.

Ramona Turner, Windsor resident, concurred with comments made by Mr. Michael Brook regarding the need to agendaize a discussion regarding the Town Green Village Phase 7 project.

Councilmember Morehouse requested that a discussion about the Town Green Village Phase 7 (Oaks at Windsor Village) project be agendaized for the next Town Council meeting.

**9. CONSENT CALENDAR**

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

**9.1 Check Register No. 352**

**5/0 vote.** By motion, approved disbursements in the amount of \$1,417,853.67.

**9.2 Approval of Parcel Map 03-06 on Second Street**

**5/0 vote.**

- a. Adopted Resolution No. 1965-06 approving and accepting Parcel Map 03-36; and
- b. Authorized the Town Manager to sign a Street Lighting Maintenance Agreement.

**9.3 Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006**

**5/0 vote.** Adopted Resolution No. 1966-06 endorsing and supporting Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006.

**9.4 Vintana Downstream Drainage Improvements**

**5/0 vote.** Adopted a resolution No. 1967-06 authorizing the Town Manager to make payment to Vintana Reserve LLC in the total amount of \$742,994 for the design and construction of the Vintana Downstream and establishing the Shiloh Oaks Master Plan for Infrastructure and Development.

**9.5 Ordinance Approval – Shiloh Oaks Master Plan**

**5/0 vote.** Adopted by title only, Ordinance No. 2006-207, rezoning 98+/- acres to the Planned Development District and establishing the Shiloh Oaks Master Plan for Infrastructure and Development.

**9.6 Appointment of Councilmember Fudge to Serve as the Town’s Representative on the Water Advisory Committee (WAC).**

**5/0 vote.** Councilmember Fudge was appointed to serve as the Town’s Representative on the Water Advisory Committee (WAC).

**10. PUBLIC HEARING**

**10.1 Growth Control Allocations – Windsor Live & Work Project**

Senior Planner Jones gave a brief overview of the Windsor Live and Work project.

Misha Weidman, applicant, discussed the aspects of his proposals.

Mayor Salmon opened the public hearing.

David Deakin, Windsor resident, addressed Council in support of the reservation of growth control allocations for the proposed project.

Hearing no further comments, Mayor Salmon closed the public hearing.

Councilmember Fudge moved to reserve 12 growth control allocations as requested by Misha Weidman for the Windsor Live & Work Project located at 6010 Old Redwood Highway contingent upon the following conditions:

1. Project shall total 12 units.
2. One unit shall meet Town requirements as an affordable unit (very low, low, or moderate).
3. Project shall meet minimum qualifications as a Green Building according to Town Guidelines.

Mayor Pro Tem Parker seconded the motion.

Discussion continued during which Councilmembers expanded on their reasons for supporting or opposing the proposed request.

Following a roll call vote, the motion passed by a 4/1 vote (Mayor Salmon opposing).

**11. REGULAR CALENDAR**

**11.1 Approval of the Old Downtown Windsor Business Improvement District (BID) Fiscal Year 2006-2007 Annual Report and Levying of Assessments**

Acting Community Services Director Kelley reported on this item.

Mayor Salmon called for comments from the public at this time.

Brad Thomas, owner of small business and Vice President for the BID, addressed Council in support of the BID and announced the hiring of the new Executive Director.

Sadonna Cody, Executive Director for the BID, urged Council to adopt the modifications to the BID's Annual Report and discussed future plans for the promotion of the downtown area.

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

Mayor Pro Tem Parker moved to approve the Old Downtown Windsor Business Improvement District (BID) Fiscal Year (FY) 2006-2007 Annual Report, as modified. Councilmember Allen seconded the motion. The motion passed by a 5/0 vote.

Councilmember Allen moved to adopt Resolution No. 1968-06 of intention to levy an annual assessment for fiscal year 2006-2007, to modify the basis and method of levying assessment, to modify the boundaries of the Old Downtown Windsor Business Improvement District, and to hold a public hearing on November 1, 2006. Mayor Pro Tem Parker seconded the motion. The motion passed by a 5/0 vote.

**11.2 Burbank Housing Development Corporation's Request for Funding Assistance to Develop "Windsor Redwoods", a 65 Unit Affordable Housing Project.**

Assistant Town Manager Johnson reported on this item.

Sue McQuiddy, Project Manager, Burbank Housing Development Corporation, discussed their funding request for financing predevelopment expenses for the Windsor Redwoods project.

Mayor Salmon called for public comments at this time. No comments were made.

Following discussion, Councilmember Allen moved to take the following actions:

- a. Directed staff to prepare a tentative agreement with Burbank Housing Development Corporation, subject to review and approval by the Town Council, that would provide redevelopment funding to assist in the development of the "Windsor Redwoods" 65 unit affordable housing project in Windsor.
- b. Adopted Resolution No. 1969-06 authorizing the submittal of a California Housing Finance Agency HELP Loan Program application in the amount of \$1,500,000.

Councilmember Fudge seconded the motion. The motion passed by a 5/0 vote.

**11.3 Approve a Consultant Services Agreement to Provide Technical Assistance in Preparing and Evaluating Proposals for a New Solid Waste, Green Waste and Recyclables Services Franchise**

Assistant Town Manager Johnson reported on this item.

Mayor Salmon called for public comments at this time. No comments were made.

Councilmember Morehouse moved to adopt the following resolutions as indicated below:

- a. Adopted Resolution No. 1970-06 approving a consultant services agreement with R3 Consulting Group, Inc., in the not to exceed amount of \$70,000, to provide technical assistance in preparing a Request for Proposals and evaluating proposals for a new Solid Waste, Green Waste, and Recyclables Services Franchise and authorize the Town Manager to execute on behalf of the Town.
- b. Adopted Resolution No. 1971-06 amending the FY 2005-07 budget in the amount of \$75,000 for the hiring of a technical consultant to assist with the preparation of a Request for Proposals and evaluation of proposals for a new Solid Waste, Green Waste, and Recyclables Services Franchise.

Mayor Pro Tem Parker seconded the motion. The motion passed by a 5/0 vote.

Council recessed at 8:22 p.m. and reconvened at 8:36 p.m. with all members present.

**11.4 Town Attorney Richard Rudnansky presented (Part Two) of the AB 1234 Ethics Training**

**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 – None.**

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

**13.1 Individual Councilmember Reports**

Council directed staff to agendize on its October 18<sup>th</sup> joint meeting, a status report on the Oaks at Windsor Village project to address concerns raised by neighboring residents that the Unity Spiritual Church is no longer planned as part of this project.

**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**

No reports were made.

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

Mayor Salmon announced the following Closed Session topics and Council adjourned to a Closed Session in Conference Room A at 9:55 p.m.

The agenda was reorganized to consider Item 15.2 in advance of Item 15.1.

**15.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property: 625 Wall Street, APN: 066-170-016

Negotiating Parties: Property Owner: Cornwell; Town of Windsor: Town Manager and Public Works Director

Under Negotiations: Price and Terms

Councilmember Morehouse recused herself from the discussion regarding Item 15.1 and left the meeting at 10:06 p.m.

**15.1 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION**

**(Government Code Section 54956.9(a))**

Town of Windsor vs. Olufs et. al (Sonoma County Superior Court Case # SCV 236147)

**16. REPORT OUT OF CLOSED SESSION**

The Closed Session adjourned and the regular meeting reconvened with all members (except Councilmember Morehouse) present. No action was taken during Closed Session.

**17. ADJOURNMENT**

The meeting adjourned at 11:00 p.m. to the a Joint Town Council and Parks and Recreation Commission meeting scheduled for Wednesday, October 18, 2006, in the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor.

Approved and adopted this 1st day of November 2006.

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Maria De La O, Town Clerk