

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

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

**Wednesday, December 3, 2008**

**9291 Old Redwood Highway, Building 400**  
**Windsor, CA 95492**

**Regular Session - 6:00 p.m.**

**1. CALL TO ORDER**

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 6:06 p.m.

**2. COUNCIL ROLL CALL**

Present at Roll Call were Councilmembers Allen, Goble, Parker, Salmon and Mayor Fudge

**3. PLEDGE OF ALLEGIANCE**

Leslie Parker led the Pledge of Allegiance.

**4. CANVASS OF BALLOTS AND RESULTS OF NOVEMBER 4, 2008, MUNICIPAL ELECTION**

Town Manager Mullan highlighted changes to the Resolution to include the number of ballots cast and results of November 4, 2008 Municipal Election.

Councilmember Parker moved to adopt Resolution No. 2400-08 declaring:

- a) That Debora Fudge, and Cheryl Scholar have been elected to the office of Member of the Windsor Town Council.
- b) That the majority of the voters voting on Measure N (*Ordinance No. 2008-248*), a Ballot Measure to increase the Town's Transient Occupancy Tax (TOT) from 8 percent to 12 percent for General Fund purposes voted in favor of it, and that Measure N was carried and deemed adopted and ratified.

Vice Mayor Goble seconded the motion. The motion passed by a 5/0 vote.

## **5. PRESENTATIONS**

### **5.1 Presentations to Outgoing Councilmember Parker**

Mayor Fudge presented a proclamation to outgoing Councilmember Parker honoring him for his four years of service to the Town.

The following individuals thanked Councilmember Parker for his outstanding services to the Town of Windsor community:

Kimberly Walton, Windsor resident  
George Horwedel, Windsor Resident

Council recessed from 6:23 p.m. to a brief reception in acknowledgement of outgoing Councilmember Parker and reconvened at 6:37 p.m.

## **6. ADMINISTERING OF OATHS OF OFFICE TO ELECTED COUNCILMEMBERS**

Town Manager Mullan administered the Oaths of Office to newly elected Councilmembers Debora Fudge and Cheryl Scholar and presented them with Certificates of Election.

At this time, newly elected Councilmember Scholar has been seated on the dais.

## **7. REORGANIZATION OF COUNCIL**

### **7.1 Selection of Mayor**

Councilmember Allen nominated Vice Mayor Goble to fill the office of Mayor. Mayor Fudge seconded the nomination and it was passed by a 5/0 vote.

### **7.2 Selection of Vice Mayor**

Mayor Fudge nominated Councilmember Salmon to fill the office of Vice Mayor. Vice Mayor Goble seconded the nomination and it was passed by a 5/0 vote.

### **7.3 Presentation to Outgoing Mayor Fudge**

Mayor Goble then presented outgoing Mayor Fudge with a gift acknowledging her service to the Town as Mayor.

## **8. ANNOUNCEMENTS**

- a) Upcoming Town Events  
Mayor and Councilmembers announced various upcoming events.
- b) One Cool Green Thing  
Councilmember Fudge reported on eco-friendly alternatives.

## **9. CONFLICT OF INTEREST DECLARATION - NONE**

## **10. CHANGES TO THE AGENDA - NONE**

**11. CITIZEN PUBLIC COMMENT - NONE**

**12. CONSENT CALENDAR**

Councilmember Salmon moved to adopt the Consent Calendar items. Councilmember Fudge seconded the motion. The motion passed by a 5/0 vote on all items except Item 12.2 (Approval of Minutes), as Councilmember Scholar abstained.

**12.1 Check Register No. 397**

**5/0 vote.** By motion, approve disbursements in the amount of \$ 1,214,195.97.

**12.2 Approval of Minutes**

**4/0/1 (Councilmember Scholar abstained).** By motion, approve the minutes of the regular meetings of November 5, 2008 and November 19, 2008, as corrected.

**12.3 Annual Review of Development Agreements**

**5/0 vote.** By motion, accepted a report regarding annual review of the Town's currently active development agreements.

**12.4 Adopt a resolution authorizing the Town Manager to Execute a Street Lighting Maintenance Agreement for 8260 Old Redwood Highway – Chun Office Building (DRC 02-15)**

**5/0 vote.** Adopted Resolution No. 2401-08, authorizing the Town Manager to execute a Street Lighting Maintenance Agreement annexing 8260 Old Redwood Highway into the Street Lighting Maintenance District.

**12.5 Juvenile Accountability Block Grant (JABG) Gang Intervention Grant**

**5/0 vote.** Adopted Resolution No. 2402-08, authorizing the Town Manager to submit an application to the Correction Standards Authority of the California Department of Corrections and Rehabilitation for a Juvenile Accountability Block Grant in Gang Intervention in collaboration with Circuit Rider Productions.

**12.6 Adoption of an Ordinance adding Chapter 4, "Storm Water Quality," to Title IX of the Town of Windsor Municipal Code**

**5/0 vote.** Adopted, by title only, Ordinance No. 2008-249, adding Chapter 4, "Storm Water Quality," to Title IX of the Town of Windsor Municipal Code.

**13. PUBLIC HEARING**

**13.1 Inclusionary Housing Ordinance Amendment and In-Lieu Fee Proposal**

Senior Planner Thompson reported on this item.

Mayor Goble opened the public hearing.

John Lowery from Burbank Housing, spoke in support of the Inclusionary Housing Ordinance Amendment and In-Lieu Fee Proposal project.

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

David Paul Rosen, Consultant, responded to questions from Council regarding the content of the Inclusionary Housing Ordinance Amendment and In-Lieu Fee Proposal.

Councilmember Fudge moved to take the following actions. Councilmember Scholar seconded the motion.

- a) Introduced the Inclusionary Housing Ordinance
- b) Adopted Resolution No. 2403-08, establishing In-Lieu fee

After further discussion on the in-lieu-fees, and the number of projects that might be affected, Councilmembers Fudge and Scholar withdrew their motions.

Vice Mayor Salmon moved to re-introduce a revised Inclusionary Housing Ordinance with the following modifications:

- 1) Cut all in-lieu-fees in half for one year; and
  - 2) Double the threshold of applicability from 5 units to 10 units.
- a) Adopted Resolution No. 2403-08, establishing the amount of fees payable in-lieu of providing affordable housing units as required by Chapter 27.23 of the Town's zoning ordinance.

The amended motion passed by a 4/1 vote (Mayor Goble opposed).

### **13.2 Approval of Public Works Unit Costs for Public Improvements within the Town of Windsor**

Assistant Engineer Givone reported on this item.

Mayor Goble opened the public hearing.

There being no public testimony, Mayor Goble closed the public hearing.

Councilmember Allen moved to adopt Resolution No. 2404-08, approving the updated standard unit costs for public improvements in the Town of Windsor in accordance with Section 16.2.210 (C) of the Town Municipal Code. Vice Mayor Salmon seconded the motion. The motion passed by a 5/0 vote.

## **14. REGULAR CALENDAR**

### **14.1 Approve Economic Development Strategic Plan**

Assistant Town Manager Johnson, Senior Management Analyst Kelley and Mary Bosch with Marketek, Inc., reported on this item.

Mayor Goble opened the public testimony period.

Marjorie Smith, Windsor resident, spoke in support of the Economic Development Strategic Plan.

There being no further public comments, Mayor Goble closed the public comment period.

Councilmember Fudge moved to adopt Resolution No. 2405-08, approving an Economic Development Strategic Plan. Vice Mayor Salmon seconded the motion. The motion passed by a 5/0 vote.

**14.2 Review of Wilson Ranch Park Concession Facility Rental Fee**

Community Services Director Legge reported on this item.

Mayor Goble opened the public testimony period.

George Howedel, Windsor resident, encouraged the Town to explore the field usage policy at Mattie Washburn School.

Mike Rooney, Windsor Soccer League, supports keeping the current fees as is.

There being no further comments, Mayor Goble closed the public comment period.

Patricia Morandi, Community Services Manager, responded to questions related to methods of using the concession stand.

By consensus, Council directed staff to review other ways of reducing the cost of renting the concession stand and the soccer fields and directed to return to Council within 60 days for consideration.

**14.3 Senior Citizen Advisory Council (SCAC) Vacancy**

Vice Mayor Salmon moved to appoint Bill Fallis to fill an at-large vacancy on the Senior Citizens Advisory Council. The motion was seconded by Councilmember Fudge. The motion passed by a 5/0 vote.

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

**15.1 League of California Cities - None**

**15.2 Sonoma County Mayors' and Councilmembers' Association Legislative Committee Update**

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

**16.1 Individual Councilmember Reports and Comments**

Councilmembers briefly reported on items of interest to the Council.

**16.2 Reports on Meetings/Conferences**

No reports were made.

**16.3 Requests for Future Council Agenda Items**

- a) Review Casino Sponsorship of Towngreen.

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

No report was made.

**18. ANNOUNCEMENT OF CLOSED SESSION TOPIC(S)/ ADJOURNMENT TO CLOSED SESSION**

Mayor Goble announced the following Closed Session topics and Council adjourned to a Closed Session in the Wild Oak Conference Room at 10:04 p.m.

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

(Gov. Code Section 54956.9(a)) Pollock vs. Windsor Mobile Country Club, et. al.  
(Sonoma County Superior Court Case # SCV 243010)

**18.2 PUBLIC EMPLOYMENT: Town Manager's Performance Review**

Consideration of Town Manager's Performance Review pursuant to Government Code Section 54957.

**18.3 TITLE: Town Attorney's Performance Evaluation**

Consideration of Town Attorney's Performance Review pursuant to Government Code Section 54957.

**19. REPORT OUT OF CLOSED SESSION**

The Closed Session adjourned and the regular meeting reconvened with Councilmembers Fudge, Salmon, Scholar and Mayor Goble. Councilmember Allen did not attend the closed session. No action was taken during Closed Sessions.

**20. ADJOURNMENT**

The meeting adjourned at 11:00 p.m. to a regular Town Council meeting scheduled for Wednesday, December 17, 2008, in the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor.

Approved and adopted this 17th day of December 2008.

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Maria De La O, CMC  
Town Clerk