

A G E N D A

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

Wednesday, October 21, 2009
Regular Session - 6:00 p.m.

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

(For further information please call Town Hall: 838-1000)

In compliance with the Americans with Disabilities Act, if you need special assistance to attend or participate in a Town Council meeting, please contact the Town Clerk's office at 838-5311. Notification at least 48 hours prior to the meeting will assist Town staff in assuring that reasonable accommodations are made to provide accessibility to the meeting.

As a public service to the community, Town Council meetings are televised on Cable Channel 27.

Town Council Agenda staff reports are now available on the Town's web site (www.townofwindsor.com). If an Agenda item has not been highlighted, no written report is available. (Please note that some of these reports may be large documents requiring a long loading time.)

SB 343 - Documents related to Open Session Agendas

Any writings or documents provided to a majority of the Town Council/Redevelopment Agency/Windsor Water District regarding any item on this agenda after the posting of this agenda and not otherwise exempt from disclosure, will be made available for public review in the Town Clerk's Office located at 9291 Old Redwood Highway, Building 400, Windsor, during normal business hours, and on the Town's website at www.townofwindsor.com.

If the supplemental materials are made available to the members of the Town Council/Redevelopment Agency/Windsor Water District at the meeting, a copy will be available for public review at the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400, Windsor, CA 95492.

These writings will be made available in appropriate alternative formats upon request by a person with a disability, as required by the Americans with Disabilities Act.

Announcement – Please turn off all pagers, cellular telephones and all other communication devices upon entering the Council Chambers because of electrical interference with the sound recording and TV projection systems.

1. CALL TO ORDER

Call 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.

2. COUNCIL ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PRESENTATION(S)/PROCLAMATION(S)

4.1 [Proclamation declaring October 24, 2009 as “United Nations Day.”](#)

5. ANNOUNCEMENTS

- a. Upcoming Town Events
- b. One Cool Green Thing

6. CONFLICT OF INTEREST DECLARATION

7. CHANGES TO THE AGENDA

8. CITIZEN PUBLIC COMMENT

Any citizen wishing to speak to the Council on any Consent Calendar item or any item *not listed* on the agenda may do so at this time. Pursuant to the Brown Act, the Council is not allowed to consider issues or take action on any item not listed on the agenda during this period. Each Citizen Public Comment is normally restricted to three (3) minutes in length and must be spoken into the microphone from the podium.

If you wish to speak on a Consent Calendar item, please notify the Mayor during Citizen Public Comment.

9. CONSENT CALENDAR

Consent Calendar items are viewed as routine in nature or require little or no further discussion by the Council, public or applicant.

9.1 [Check Register No. 418](#)

By motion, approve disbursements in the amount of \$1,941,890.72.

9.2 [Approval of Minutes](#)

By motion, approve the minutes of the regular meeting of October 7, 2009 and the special closed session meeting of October 7, 2009.

9.3 [Apportionment of Assessment Nos. 29-E through 29-H of the Mitchell/Shiloh/Conde Assessment District for Conde Lane Business Park](#)

Adopt a resolution approving the appointment of Coastland Civil Engineering as the Engineer of Work, and direct the preparation of the Engineer’s Report and amended assessment diagram for the apportionment of Assessment Nos. 29-E through 29-H of the Mitchell/Shiloh/Conde Assessment District for the Conde Lane Business Park.

9.4 [Supplemental Law Enforcement Services Fund Grant, also known as COPS \(Citizens’ Option for Public Safety Program\)](#)

Adopt a resolution appropriating \$100,000 in the Town’s Police Department operating budget for FY 09/10 through Citizen’s Option for Public Safety Program (State COPS) funding. No local match is required.

9.5 [Amendments to Housing Element](#)

Please note: This is a large document that has been divided, please click on the following to view [Pages 1-63](#) and [Pages 64-120](#)

- a) Adopt a resolution approving the revised 2007-2014 General Plan Housing Element Update; and
- b) Authorize the Town Manager to approve additional minor amendments, if necessary; and
- c) Authorize submittal of the revised Housing Element Update to the State for approval.

9.6 [Civic Center Building 300 & 400 Cool Roof Project](#)

Adopt a resolution awarding a contract to Peterson Dean Roofing & Solar Systems for the installation of the Building 300 and 400 “Cool Roof” reflective PVC membrane roofing in the amount of \$118,000 and authorizing the Town Manager to execute the contract and any required change orders up to the authorized project budget.

9.7 [Burbank Housing’s Windsor Redwoods Redevelopment Agency Loan Modification Proposal](#)

1. Adopt a resolution approving modifications to the terms of the loan agreements and promissory notes for the Town of Windsor RDA’s current loans with Burbank Housing Development Corporation (“BHDC”) for the Windsor Redwoods Affordable Rental Housing Project (“Project”); and authorize the Executive Director to execute all documents necessary to implement the terms of the action.
2. Adopt a resolution, per the requirements of Health and Safety Code Section 33334.14, approving the subordination of the RDA’s current loans on the Project and authorize the Executive Director to execute all documents necessary to implement the terms of the action.
3. Adopt a resolution approving a loan in an amount not to exceed Six Hundred Forty Thousand Dollars (\$640,000) for the financing of construction costs for the project contingent upon the project not receiving an award of Federal Home Loan Bank Affordable Housing Program (“AHP”) funds in the amount of \$640,000 by December 31, 2010; find and determine that use of the RDA’s Low and Moderate Income Housing Fund outside the Windsor Redevelopment Project Area will be of benefit to the Project Area; and authorize the Executive Director to execute all documents necessary to implement the terms of the action.
4. Adopt a resolution finding and determining that the use of monies from the Low and Moderate Income Housing Fund outside of the Windsor Redevelopment Project Area will be of benefit to the Project Area and authorizing the expenditure of such funds.

9.8 [Adoption of Resolution Accepting the Preliminary Plan](#)

Adopt a resolution accepting the Preliminary Plan for the area proposed to be added to Windsor Redevelopment Project, and authorizing preparation of the Preliminary Report.

10. PUBLIC HEARING - NONE

11. REGULAR CALENDAR

Those matters requiring discussion and/or action by the Council will be heard at this time. Regular Calendar items will be taken up and acted upon separately.

11.1 Sonoma County Airport Environmental Update

No written report.

11.2 Adoption of a Resolution to Complete Sale of General Fund's Proposition 1A Receivable, and 2009-11 Budget Update

- a. Adopt a resolution approving the form of and authorizing the execution and delivery of a purchase and sale agreement and related documents with respect to the sale of the Town's Proposition 1A Receivable from the State; and directing and authorizing certain other actions in connection therewith;
- b. Approve by motion to make up loss in tax increment revenue from fund balance in Redevelopment Debt Service Fund.

11.3 Redevelopment Housing Fund Update

Receive for information the Redevelopment Affordable Housing Fund Budget update, no action requested.

11.4 Discuss the Sonoma County Water Agency's (SCWA) 12 New Water Supply Strategies and Provide Direction to Staff and Representatives

Receive an informational report on the Sonoma County Water Agency's 12 New Water Supply Strategies and provide direction to Town staff and representatives regarding the Town's input to SCWA on the possible strategies to address water supply challenges.

11.5 Declaration of the End of the Water Shortage Emergency

Adopt a resolution declaring the end of the water shortage emergency condition within the Town of Windsor.

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

13.2 Reports on Meetings/Conferences

- 13.3 **Requests for Future Council Agenda Items**
- 14. **TOWN MANAGER'S REPORT**
- 14.1 [Update on the Federal and State Stimulus Plan Efforts for the Town of Windsor](#)
- 15. **ANNOUNCEMENT OF CLOSED SESSION TOPICS/ ADJOURNMENT TO CLOSED SESSION**
- 15.1 **CONFERENCE WITH LEGAL COUNSEL:
Existing litigation (Government Code Section 54956.9A)
City of Santa Rosa versus Sonoma County Water Agency Court
No. SCB245844.**
- 15.2 **CONFERENCE WITH LEGAL COUNSEL-Anticipated Litigation
(Government Code Section 54956.9(a))
Significant Exposure to Litigation (one potential case)
CONFERENCE WITH LEGAL COUNSEL- Initiation of Litigation
(Government Code Section 54956.9(c)) (two potential cases)**
- 15.3 **CONFERENCE WITH LEGAL COUNSEL:
Conference with Labor Negotiators pursuant to Government Code Section
54957.6
Agency Negotiator: Town Manager or his Designee; Employee Organizations:
Town of Windsor Employees' Association – AFSCME Local 3910, Town of
Windsor Supervisory Employees Group – AFSCME Local 829, and Town of
Windsor Management Employees Group.**
- 16. **REPORT OUT OF CLOSED SESSION**
- 17. **ADJOURNMENT**
Adjourn to a Special Joint Town Council meeting/workshop with the Parks and Recreation Commission scheduled for Wednesday, October 28, 2009 in the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor.