

A G E N D A

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

Wednesday, December 2, 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) – None.**
5. **REORGANIZATION OF COUNCIL**
 - 5.1 **Selection of Mayor**
 - 5.2 **Selection of Vice Mayor**
 - 5.3 **Presentation to Outgoing Mayor Goble**

RECESS

6. **ANNOUNCEMENTS**
 - a. Upcoming Town Events
 - b. One Cool Green Thing
7. **CONFLICT OF INTEREST DECLARATION**
8. **CHANGES TO THE AGENDA**
9. **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.
10. **CONSENT CALENDAR**

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

 - 10.1 **[Check Register No. 421](#)**
By motion, approve disbursements in the amount of \$3,256,457.86.
 - 10.2 **Approval of Minutes - None**

- 10.3 [Adoption of the Water Efficient Landscape Ordinance](#)**
Adopt, by title only, an ordinance adding Article 9, Water Efficient Landscape to the Windsor Town Code.
- 10.4 [Approve a Windsor Landscaping and Lighting Assessment Districts and Windsor 1982 Act Benefit Assessment District Agreement for Windsor Redwoods, 6065 Old Redwood Highway \(UP 06-16\)](#)**
Adopt a resolution authorizing the Town Manager to execute a Landscaping and Lighting Agreement annexing 6065 Old Redwood Highway into the Windsor Landscaping and Lighting Assessment Districts and the Windsor 1982 Act Benefit Assessment District.
- 10.5 [Approve the Annual Housing Activity Report and Agency Audit](#)**
By motion, approve the Annual Housing Activity Report and the Agency Audit and authorize the Executive Director to submit these documents to the Office of the State Controller.
- 10.6 [Approve the audited Financial Statements and the Management Report for the fiscal year ended June 30, 2009](#)**
1. By motion, approve the fiscal year 2008-09 Annual Financial Report based on an audit of the financial statements performed in accordance with Government Auditing Standards.
 2. By motion, approve the Management Report submitted by Mann, Urrutia, Nelson CPAs & Associates LLP dated November 2, 2009.
- 10.7 [Name Change for Community Services Department](#)**
Adopt a resolution approving the name change of the Community Services Department to the Parks and Recreation Department.
- 10.8 [Civic Center West Property Use Agreement for Community Garden](#)**
Adopt a resolution authorizing the Town Manager to execute a Use Agreement with the Windsor Garden Club for the use of the Civic Center West Property for operating a Community Garden.
- 10.9 [Acceptance of Improvements for Completion for the Pond 5 South Dike Repair](#)**
Adopt a resolution accepting the improvements for completion for the Pond 5 South Dike repair and directing the Town Clerk to record a Notice of Completion.
- 10.10 [Acceptance of Improvements for Completion for the Windsor Creek Crossing Water Main Repair](#)**
Adopt a resolution accepting the improvements for completion for the Windsor Creek Crossing Water Main Repair and directing the Town Clerk to record a Notice of Completion.

10.11 Modification to Redevelopment Agency’s Loan for the Forest Winds Apartments Reflecting Transfer of Debt from Federal Low Income Housing Tax Credits to Burbank Housing Communities Corporation

Adopt a Resolution authorizing the Executive Director to:

1. Execute any instruments necessary or required to transfer the Windsor Redevelopment Agency’s loan for Forest Winds Apartments from Forest Winds Investors, LP to Burbank Housing Communities Corporation (BHCC), an affiliate of Burbank Housing Development Corporation (BHDC);
2. Consent to the assignment to and assumption by BHCC of Forest Winds Apartments’ Agency debt and regulatory obligations;
3. Modify the Agency’s loan to be coterminous with superior debt to the California Department of Housing and Community Development (HCD); and
4. Perform any and all responsibilities in relation to such contracts.

10.12 Adopt a Resolution for release of purchase option for 966 Dorothea Court

Adopt a resolution approving the release of the purchase option and authorizing the Executive Director to execute all documents necessary to provide a release of the purchase option agreement for 966 Dorothea Ct.

10.13 Follow-up Resolution – Bell Village Drive-Thru Pharmacy

Adopt a resolution approving a drive-thru pharmacy for the Bell Village Project.

11. PUBLIC HEARING

Public Hearing items will begin at the time shown, or as close thereafter as possible, to allow for completion of the item.

11.1 Consider Authorization of Bond Issuance to Assist in Financing of Windsor Redwoods Affordable Housing Project and Subordination of Town’s Redevelopment Loans

1. Adopt a resolution authorizing a bond issuance for financing of the Windsor Redwoods Affordable Rental Housing Project (“Project”), due to expiration of previously adopted Resolution.
2. Adopt a resolution approving a subordination agreement with U.S. Bank National Association for the Town of Windsor RDA’s current loans to Burbank Housing Development Corporation (“BHDC”) for the Project; and authorize the Executive Director to execute all documents necessary to implement the terms of the action.

11.2 Five Year Implementation Plan for the Redevelopment Agency

Adopt a resolution approving the Town of Windsor Redevelopment Agency’s Five-Year Implementation Plan for 2010-2014.

12. 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.

12.1 [Adoption of Resolutions Approving the Preliminary Report, Referring the Fifth Amendment to the Planning Commission and Authorizing Circulation of Draft Environmental Impact Report \(“DEIR”\)](#)

*Due to its size the Preliminary Report has been divided into six sections. Please click on each section to view document. [Part 1](#), [Part 2](#), [Part 3](#), [Part 4](#), [Part 5](#), [Part 6](#), Amended and Restated Redevelopment Plan to view [click here](#).

1. Adopt a resolution approving the Preliminary Report for the proposed Fifth Amendment to the Redevelopment Plan for the Windsor Redevelopment Project and authorizing its transmittal to the affected taxing agencies.
2. Adopt a resolution referring the proposed Fifth Amendment to the Redevelopment Plan for the Windsor Redevelopment Project to the Planning Commission of the Town of Windsor for its report and recommendation and authorizing the transmittal of said amendment to the affected taxing entities and other interested persons and organizations.
3. Adopt a resolution accepting and authorizing circulation of the Draft Environmental Impact Report on the proposed Fifth Amendment to the Redevelopment Plan for the Windsor Redevelopment Project.

12.2 [Adoption of Resolution Determining a Project Area Committee Need Not be Formed](#)

Adopt a resolution finding and determining that a Project Area Committee (“PAC”) need not be formed in relation to the proposed Fifth Amendment to the Redevelopment Plan for the Windsor Redevelopment Project.

12.3 [Community Development Block Grant \(CDBG\) Applications](#)

Adopt a resolution prioritizing applications for Community Development Block Grant (CDBG) Funds and authorizing the submittal of an application to the Sonoma County Community Development Commission (CDC) for Fiscal Year (FY) 2010-11.

12.4 Review/Reconsideration and Possible Action Regarding Town Council action taken on November 18, 2009 not to continue with the construction of the ARRA-Funded Old Redwood Highway Pedestrian Linkages Project

Verbal report.

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

13.1 League of California Cities

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

14. MAYOR'S & COUNCILMEMBERS' REPORTS

14.1 Individual Councilmember Reports and Comments

14.2 Reports on Meetings/Conferences

14.3 Requests for Future Council Agenda Items

15. TOWN MANAGER'S REPORT

**15.1 [Update on the Federal and State Stimulus Plan Efforts for the
Town of Windsor](#)**

16. ADJOURNMENT

Adjourn to the next regular Council meeting scheduled for Wednesday, January 6, 2010, in the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor. The regular Town Council Meeting of December 16, 2009 has been canceled.