

A G E N D A – REVISED
(Correction of Item 9.8 and addition of Item 11.3)

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

**Wednesday, March 3, 2010
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 **Presentation by Darek Bailey and Kayla Winter on Sustainable Showcase by Windsor High School Eco Club.**
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. 425](#)**
By motion, approve disbursements in the amount of \$1,141,735.42.
 - 9.2 **[Approval of Minutes](#)**
By motion, approve the minutes of the regular meeting of February 17, 2010.

- 9.3** **[Adopt a resolution supporting and endorsing the Local Taxpayer, Public Safety and Transportation Protection Act of 2010](#)**
Adopt a resolution supporting and endorsing the Local Taxpayer, Public Safety and Transportation Protection Act of 2010.
- 9.4** **[Acceptance of Public Improvements for Windsor Creek 2, 8601 Conde Lane](#)**
Adopt a resolution accepting the public improvements into the Town system for maintenance and designation of certain intersections as stop intersections in the subdivision known as Windsor Creek 2, located at 8601 Conde Lane.
- 9.5** **[Resolution Adopting an Updated Town of Windsor Records Management Manual and Records Retention Schedule and Destruction of Town Records](#)**
Adopt a resolution updating the Town of Windsor Records Management Manual and Records Retention Schedule and authorizing Department Heads, under the direction of the Town Clerk and with the approval of the Town Attorney, to destroy certain obsolete records.
- 9.6** **[Windsor Redwood Affordable Housing Project Financial Requests for Redevelopment Agency](#)**
- a. Adopt Resolution approving (subject to legal review and approval) short term Loan between the Town of Windsor Redevelopment Agency and the Burbank Housing Development Corporation for the Windsor Redwoods Affordable Rental Housing Project, making findings pursuant to Health and Safety Code Section 33334.2(g), and authorizing the Executive Director to Execute all documents necessary for the completion of this transaction.
 - b. Adopt a Resolution adopting findings and authorizing execution of subordination agreement with U.S. Bank National Association for the Windsor Redwoods Project.
 - c. Adopt a Resolution adopting findings and authorizing execution of subordination agreement with Tax Credit Allocation Committee for the Windsor Redwoods Project.
 - d. Adopt a Resolution approving in concept modification of a \$900,000 HELP Loan Agreement and a \$1,300,000 Agency Loan Agreement with Burbank Housing Development Corporation to provide for early repayment with accrued interest as re-issuance of amounts repaid to agency and authorizing the Executive Director to execute all documents necessary for the completion of this transaction.
 - e. Adopt a Resolution authorizing execution of a tri-party agreement with U.S. Bank National Association and Windsor Redwoods L.P. for the Windsor Redwoods Project.

- f. Adopt a Resolution authorizing execution of a tri-party agreement with Tax Credit Allocation Committee and Windsor Redwoods L.P. for the Windsor Redwoods Project.
- g. Adopt a Resolution ratifying execution of a rider to the Agency Proposition 1C Infill Infrastructure Loan Deed of Trust for the Windsor Redwoods Project.

9.7 Windsor Redwood Affordable Housing Project Financial Requests

- a. Adopt resolution authorizing execution of a subordination agreement with U.S. Bank National Association for the Windsor Redwoods Project.
- b. Adopt a resolution authorizing execution Subordination Agreement with the Tax Credit Allocation Committee for the Windsor Redwoods Project.
- c. Adopt a resolution authoring execution of a Tri-Party Agreement with the California Tax Credit Allocation Agreement and Windsor Redwoods L.P. for the Windsor Redwoods Project.
- d. Adopt a resolution authorizing execution of a Tri-Party Agreement with U.S. Bank National Association and Windsor Redwoods L.P. for the Windsor Redwoods Project.
- e. Adopt a resolution authorizing execution of a rider to Fee Deferral Agreement Deed of Trust with Burbank Housing.
- f. Resolution Making Findings Pursuant to Health and Safety Code Section 33334.2(g) Regarding Use of Redevelopment Agency Low-Moderate Income Housing Fund for a Short-Term Loan to Burbank Housing Development Corporation.

9.8 Approve an Amendment and Change Order to Well Replacement Project Contracts to Advance and Develop Well to 1,000 Feet

Adopt a resolution approving an amendment in the amount of \$18,500 to the Professional Services Agreement with RMC Water and Environment for Field Oversight Services for the Well Replacement Project and approving a change order in the amount of \$50,000 to the Construction Agreement with WDC Exploration and Wells for the Well Replacement Project for work to advance and develop the Bluebird Well to 1,000 feet and authorizing the Town Manager to execute said amendment and change order.

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 Water and Water Reclamation Financial Plan and Rate Update – Final Draft Report

By motion, accept Water and Water Reclamation Financial Plan and Rate Update – Final Draft Report as basis for proposing:

- a. Multi-year rate increases for the Town’s Water and Water Reclamation Funds; and
- b. A revised rate structure for dedicated irrigation services.

11.2 2009-11 Budget Update and Amendments

- a. Adopt resolution amending the FY 2009-10 budget to appropriate funds for the preparation of the Station Area Specific Plan and Programmatic Environmental Impact Report; \$310,000 of the project cost will be funded by grants and the remaining \$65,000 will be funded by the Redevelopment Agency.
- b. Adopt resolution amending the FY 2009-10 budget to appropriate funds for Senior Center ADA improvements which will be fully funded by a grant from the Sonoma County Community Development Commission.
- c. Adopt resolution amending the FY 2009-10 budget to appropriate additional funds for legal expense in the Town Manager’s Office.
- d. Adopt resolution amending the FY 2009-10 budget to appropriate funds in the Water Reclamation Fund for potential fines to be levied by Regional Water Quality Control Board and in the Water and Water Reclamation Operating Funds for additional legal expense for Lytton Pomo development.
- e. Adopt resolution amending the FY 2009-10 budget to appropriate funds for the early call of the Series 1998 Bonds.
- f. Adopt resolution amending the FY 2010-11 budget to reduce budgeted public facilities impact fees.
- g. Adopt resolution amending the FY 2010-11 budget to reduce budgeted traffic mitigation impact fees.
- h. Adopt resolution amending the FY 2010-11 budget to reduce budgeted park development impact fees.
- i. Adopt resolution amending the FY 2010-11 budget to reduce budgeted water reclamation capacity fees.

11.3 Sonoma County Vehicle License Fee

Provide direction to Windsor’s Sonoma County Transportation Authority (SCTA) representative on the proposed countywide vehicle license fee to address transportation funding needs in the county.

12. FEDERAL, STATE OR LOCAL LEGISLATION

- a. Discussion and/or action on proposed legislation or issues

12.1 League of California Cities

- a. Discussion and/or action on activities or information provided by the League of California Cities

- 12.2 Sonoma County Mayors' and Councilmembers' Association Update**
 - a. Legislative Committee Update
 - b. Discussion of Upcoming Association Meeting Agendas or Issues
 - c. Miscellaneous Issues

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 (NO WRITTEN REPORT.)

15. ADJOURNMENT

Adjourn to the next regular Council meeting scheduled for Wednesday, March 17, 2010, in the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor.