

# A G E N D A

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

Wednesday, April 21, 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](http://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](http://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 the Windsor Institute for Sustainability and the Environment (WISE) High School Students on their field projects.**

**4.2 [Proclamation declaring April 23, 2010, as “Children’s Memorial 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. 428](#)**

By motion, approve disbursements in the amount of \$1,172,857.10.

**9.2 [Approval of Minutes](#)**

By motion, approve the minutes of the regular meeting and special meeting of April 7, 2010.

- 9.3 Adopt a Resolution Approving Reimbursement and Authorizing Payment to Developer for the Pedestrian/Bike Bridge Over Windsor Creek – Hampton Inn and Suites Subdivision (PM 00-52)**  
Adopt a resolution approving a reimbursement and authorizing the Town Manager on behalf of the Town to make payment from the Traffic Impact Fee Fund to Bhadare/White Windsor, LLC, and Billa Enterprises, LLC, (“Developer”) in the amount of \$278,234.67 for design and construction costs for the pedestrian/bike bridge over Windsor Creek as outlined in the Subdivision Improvement and Occupancy Agreement for the Hampton Inn & Suites.
- 9.4 Approval of a Funding Agreement with Metropolitan Transportation Commission for the Station Area Plan**  
Adopt a resolution approving a funding agreement with Metropolitan Transportation Commission (MTC) for the Station Area Plan, in an amount not to exceed \$375,000 and authorizing the Town Manager to execute said agreement and subsequent professional services agreement.
- 9.5 Consideration of findings for the use of Redevelopment Agency funds outside the Redevelopment Project Area; consideration of a \$750,000 conditional recoverable grant for the Manzanita Self Help Housing Project; and consideration to authorize the Executive Director to execute all documents necessary for completion of the transaction**
- a. Town Council:
    1. Adopt a resolution adopting findings pursuant to Health and Safety Code Section 33334.2 (g) for use of the Town of Windsor Redevelopment Agency Low-Moderate Income Housing Fund for Burbank Housing Development Corporation’s Manzanita Self-Help housing project for a recoverable grant.
  - b. Redevelopment Agency:
    1. Adopt a resolution approving a \$750,000 recoverable grant to Burbank Housing Development Corporation for the Manzanita Self-Help housing project; adopting findings pursuant to Health and Safety Code Section 33334.2 (g) for the use of the Town of Windsor Redevelopment Agency Low-Moderate Income Housing Fund; and authorizing the Executive Director to execute an agreement and all documents necessary for completion of this transaction.
- 9.6 Accept the fiscal year 2008-09 Annual Report of Developer Deposits (AB 1600 Report)**  
Adopt a resolution accepting the fiscal year 2008-09 annual report of development impact fee activity.
- 9.7 Reject all Bids Received for the Reclamation Plant No. 3 Water System Upgrades Project and re-advertise the Project**  
By motion, reject all bids received for construction of the Reclamation Plant No. 3 Water System Upgrades project and re-advertise the project.

**9.8 [Ordinance adopting the Proposed Fifth Amendment to the Redevelopment Plan for the Town of Windsor Redevelopment Project](#)**

*To view the Amended and Restated Plan, [please click here](#).*

Adopt, by title only, an Ordinance of the Town Council of the Town of Windsor amending Ordinance Nos. 3378, 94-95, 97-93, 2004-177, 2009-255 and approving and adopting the Fifth Amendment to the Redevelopment Plan for the Windsor Redevelopment Project.

**9.9 [Resolution opposing Proposition 16](#)**

Adopt a resolution opposing the proposed California Constitutional Amendment Ballot Initiative entitled “Imposes New Two-Thirds Voter Approval Requirement for Local Public Electricity Providers.” (Proposition 16)

**10. PUBLIC HEARING**

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

**10.1 [Introduction of an Ordinance and Adoption of a Resolution Pertaining to Requirements for Reducing Pollutants in Storm Water](#)**

- a. Introduce, by title only, an Ordinance amending Title IX, Section 9-3-300 (c) of the Town of Windsor Municipal Code pertaining to requirements for reducing pollutants in storm water.
- b. Adopt a Resolution adopting requirements for reducing pollutants in storm water pursuant to Title IX, Section 9-4-300 (c) of the Town of Windsor Municipal Code.

**10.2 [Introduce Ordinance Amending Chapter 6 and Chapter 7 of Title III Public Welfare of the Town’s Municipal Code to Establish a Comprehensive Business License Program](#)**

Introduce, by title only, an ordinance amending Chapter 6 Business Registration and Chapter 7 Street Vendors of Title III Public Welfare of the Town’s Municipal Code to establish a comprehensive business license program.

**10.3 [Approve NBS Impact Fee Study and Adopt Resolutions Approving Related Park Development, Public Facilities, and Fire Facilities Impact Fees](#)**

- a. By motion, approve [NBS Development Impact Fee Study](#) Related to Parks, General Government, and Fire Facilities dated April 2010.
- b. Adopt a resolution approving Park Development Impact Fees for future development within the Town of Windsor and superseding the existing park impact fees established by Resolution No. 928-00.
- c. Adopt a resolution approving a Public Facilities Impact Fee for future development within the Town of Windsor and superseding a public facilities impact fee established by Resolution No. 917-00.
- d. Adopt a resolution approving a Fire Facilities Impact Fee for future development within the Town of Windsor served by the Windsor Fire Protection District and superseding a fire facilities impact fee established by Resolution No. 1090-01 as to that area.

**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 Police Department Service Plan for fiscal year 2010/2011**

Receive a report and provide direction to staff regarding the 2010/2011 Police Department Service Plan.

**12. FEDERAL, STATE OR LOCAL LEGISLATION**

Discussion and/or action on proposed legislation or issues

**a. Discussion and Direction to SCTA representative on Possible SCTA Vehicle Registration Ballot Measure**

Discussion and Council Direction to Mayor Salmon, the Town's SCTA representative, on possible SCTA Vehicle Registration Ballot Measure.

**12.1 League of California Cities**

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**

- a. Discussion and Direction to SCTA representative on Possible SCTA Vehicle Registration Ballot Measure –  
Discussion and Council Direction to Mayor Salmon, the Town's SCTA representative, on possible SCTA Vehicle Registration Ballot Measure.

**13.3 Requests for Future Council Agenda Items**

**14. TOWN MANAGER'S REPORT (No Written Report)**

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

**15.1 CONFERENCE WITH LEGAL COUNSEL:**

**Initiation of Litigation** (Government Code Section 54956.9 (c) (one potential case).

**16. REPORT OUT OF CLOSED SESSION**

**17. ADJOURNMENT**

Adjourn to the next regular Council meeting scheduled for Wednesday, May 5, 2010, in the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor.