

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

**Wednesday, March 16, 2011
Special Joint Meeting - 6:00 p.m.
Regular Town Council Meeting – Immediately following the Special Joint Meeting**

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

1. CALL TO ORDER

Mayor Allen called to order a Special Joint Meeting of the Town Council, also serving as the Board of Directors of the Windsor Redevelopment Agency, Town of Windsor Water District and Planning Commission at 6:05 p.m.

2. TOWN COUNCIL ROLL CALL

Present at Roll Call were Mayor Allen, Councilmembers Goble, Scholar and Salmon.

Vice Mayor Fudge was absent.

Mayor Allen announced that Vice Mayor Fudge would be arriving late.

3. PLANNING COMMISSION ROLL CALL

Present at Roll Call were Commissioners Albini, Conner, Cyphers, Okrepkie and Vice Chair Voge.

4. PLEDGE OF ALLEGIANCE

Planning Commission Vice Chair Voge led the Pledge of Allegiance.

At this time, Council reorganized the agenda to consider Item 8.1 (Mayor's Certificate of Special Recognition for Beth Kastrup which was under the Regular Meeting) in advance of Item 6.1 (Report of the Results of the Station Area Plan Community Survey).

8. PRESENTATION(S)/PROCLAMATION(S)

8.1 Mayor's Certificate of Special Recognition acknowledging the contributions made by Beth Kastrup, Management Analyst, for her outstanding management of the Keiser Park Phase I Construction Project, one of the Town's largest construction projects to date.

Mayor Allen presented Beth Kastrup, Management Analyst, with a Mayor's Certificate of Special Recognition for her outstanding management of the Keiser Park Phase I Construction project.

5. CITIZEN PUBLIC COMMENT

No comments were made.

6. REGULAR CALENDAR

6.1 Report of the Results of the Station Area Plan Community Survey

Vice Mayor Fudge arrived at 6:15 p.m.

Senior Planner Thompson introduced Planning Director Bergman and the consultants. He briefly reported on the item and acknowledged receipt of e-mail correspondence received from Marilyn Commins dated March 11 and March 14, 2011.

Rajeev Bhatia, Consultant, Dyett and Bhatia Urban and Regional Planners, reviewed the key aspects of the two alternatives for the development of the Downtown.

Hanna Lindelos, Consultant, Dyett and Bhatia, reviewed the process and results of the community survey that was sent to Windsor residents.

Mayor Allen called for comments from the audience.

The following people commented on the two alternative land use plans:

Samantha (no last name was given), Windsor resident
Terry Taylor, Windsor resident
Patty Colemore, Windsor resident

Some of the comments made by the previous speakers were related to the need for sustainability of Downtown businesses and the need to establish the Downtown as a destination area.

The Council and the Planning Commission received a presentation which focused on the two land use alternatives and the results of the Community survey.

By consensus, the Council and the Planning Commission supported Alternative No. 2 with some minor modifications.

6.1 Station Area Plan Community Survey Report

6.1 Report of the Results of the Station Area Plan Community Survey

7. ADJOURNMENT TO REGULAR TOWN COUNCIL SESSION REGULAR SESSION

The Council adjourned at 8:00 p.m. to its regular meeting.

The Planning Commission adjourned at 8:00 p.m. to its next meeting scheduled for Tuesday, April 12, 2011 also in the Civic Center Council Chambers.

The Council recessed from 8:00 p.m. until 8:11 p.m. and convened the regular meeting with all members present.

8. PRESENTATION(S)/PROCLAMATION(S)

8.1 Mayor's Certificate of Special Recognition acknowledging the contributions made by Beth Kastrup, Management Analyst, for her outstanding management of the Keiser Park Phase I Construction Project, one of the Town's largest construction projects to date.

Clerk's Note: This item was considered during the Joint Town Council and Planning Commission immediately after the Pledge of Allegiance.

8.1 Mayor Certificate of Special Recognition to Beth Kastrup

9. ANNOUNCEMENTS

a. Upcoming Town Events

Mayor Allen and Councilmembers announced various upcoming events.

b. One Cool Green Thing

Vice Mayor Fudge reported on an eco-friendly alternative related to the use of reusable produce bags. These bags can be purchased online at reuseit.com.

10. CONFLICT OF INTEREST DECLARATION

None.

11. CHANGES TO THE AGENDA

Mayor Allen noted a correction to February 16, 2011 Town Council Minutes as reflected on Item 13.2.

He also announced that the Closed Session Item 19.9 (CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6) was removed from the agenda.

12. CITIZEN PUBLIC COMMENT

Jeffrey Leasure, Windsor resident, noted that Fred Langley closed his second restaurant in the Town Green. He acknowledged Mr. Langley's accomplishments on behalf of the Windsor Chamber of Commerce.

13. CONSENT CALENDAR

Councilmember Goble moved to adopt the Consent Calendar items with the above-referenced correction to Item 13.2. Councilmember Salmon seconded the motion. The motion passed by a 5/0 vote on all items except Item 13.2 (February 16, 2011 Town Council Minutes) which passed by a 4/0/1 vote (Councilmember Goble abstained).

13.1 Check Register No. 449

5/0 vote. By motion, approved disbursements in the amount of \$2,559,409.89.

13.1 Approve Check Register No. 449

13.2 Approval of Minutes

4/0/1 vote (Councilmember Goble abstained). By motion, approved the minutes of the regular meeting of February 16, 2011 as corrected.

5/0 vote. By motion, approved the minutes of the regular meeting of March 2, 2011 and the Special Joint Town Council and Windsor Redevelopment Agency meeting of March 2, 2011.

13.2 Approval of Minutes for 2-16-11, 3-2-11 and Special RDA Mtg of 3-2-11

13.3 Acceptance of Work for Keiser Park Phase I Project

5/0 vote. Adopted Resolution No. 2774-11 accepting the contract work performed by North Bay Construction Inc., for the construction of Keiser Park Phase I and directing the Town Clerk to record a Notice of Completion.

13.3 Acceptance of Work for the Keiser Park Phase I Project

2774-11 Accepting as Complete - Keiser Park Phase I Project

13.4 Adopt an Ordinance Amending Section 202, Definitions: "Low Rise Residential Buildings" and "Newly Constructed", of the 2010 California Green Building Standards Code

Adopt an ordinance amending section 202 Definitions, "Low Rise Residential Buildings", and "Newly Constructed", of the 2010 California Green Building Standards Code.

5/0 vote. Adopted Ordinance No. 2011-271 Amending Section 202, Definitions: "Low Rise Residential Buildings" and "Newly Constructed", of the 2010 California Green Building Standards Code.

2011-271 Amending the 2010 Edition of the CA Green Building Standards Code

13.4 Adopt Ordinance Amending 2010 CA Green Bldg Standards Code

13.5 Award a Contract for Town Green Lighting/Electrical Project

Adopt a joint resolution of the Town Council and the Board of Directors of the Windsor Redevelopment Agency of the Town of Windsor awarding and approving a construction contract to Republic ITS Inc. for the Town Green Lighting/Electrical Project in the amount of \$28,795.00, authorizing the use of tax increment funds for public improvement of benefit to the Town of Windsor, making findings required by Health and Safety Code Section 33445 and authorizing the Town Manager/Executive Director of the Windsor Redevelopment Agency to execute the construction contract and any required construction change orders up to the authorized project budget.

5/0 vote. Adopted joint Resolution No. 2775-11 of the Town Council and the Board of Directors of the Windsor Redevelopment Agency of the Town of Windsor awarding and approving a construction contract to Republic ITS Inc. for the Town Green Lighting/Electrical Project in the amount of \$28,795.00, authorizing the use of tax increment funds for public improvement of benefit to the Town of Windsor, making findings required by Health and Safety Code Section 33445 and authorizing the Town Manager/Executive Director of the Windsor Redevelopment Agency to execute the construction contract and any required construction change orders up to the authorized project budget.

2775-11 TC-RDA Approving Contract to Republic ITS for Town Green Lighting Project

13.5 Award a Contract for Town Green Lighting - Electrical Project

14. PUBLIC HEARING - None.

15. REGULAR CALENDAR

**15.1 Overview of the Sustainable Communities Strategy
Review and discuss the proposed Sustainable Communities Strategy (SCS)
materials provided by the Metropolitan Transportation Commission (MTC)
and the Association of Bay Area Governments (ABAG).**

Planning Director Bergman reported on this item.

Mayor Allen called for comments from the audience. None were forthcoming.

Council reviewed and discussed the proposed Sustainable Communities Strategy (SCS) materials provided by the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG).

15.1 Overview of the Sustainable Communities Strategy

16. FEDERAL, STATE OR LOCAL LEGISLATION

16.1 League of California Cities Activities, Actions or Recommendations on behalf of Cities.

Town Manager Mullan updated Council on the actions being taken on the Governor's proposal to eliminate redevelopment.

16.2 Sonoma County Mayors' and Councilmembers' Association Update

a. Legislative Committee Update

Mayor Allen summarized the highlights of the Legislative Committee meeting he attended.

b. Discussion of Upcoming Association Meeting Agendas or Issues

c. Miscellaneous Issues

17. MAYOR'S & COUNCILMEMBERS' REPORTS

17.1 Individual Councilmember Reports and Comments

No comments were made.

17.2 Reports on Meetings/Conferences

Mayor Allen and Councilmembers reported on meetings they attended and were of interest to them.

17.3 Reports from Councilmembers on activities of miscellaneous agencies.

None.

17.4 Requests for Future Council Agenda Items

None.

18. TOWN MANAGER'S REPORT (ORAL REPORT).

Town Manager Mullan reported on the audio quality issues that have been raised by members of the community on the Town's Government channel (Channel 27). He encouraged members of the community to contact Town Clerk Maria De La O if the volume on Channel 27 continues to broadcast at a reduced level.

He also highlighted the key aspects of a workshop he attended with fellow City Managers related to opportunities to share services with other cities.

19. ANNOUNCEMENT OF CLOSED SESSION TOPIC/ADJOURNMENT TO CLOSED SESSION

19.1 CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6) Agency Designated Representative: Samantha Zutler Employee Organizations and Unrepresented Employees: Town of Windsor Employees' Association- AFSCME Local 3910, Town of Windsor Supervisory Employees Group - AFSCME Local 829, Town of Windsor Management Employees Group and unrepresented Executive Management Group.

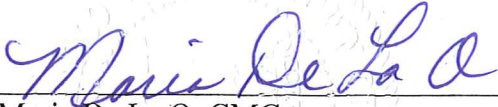
This item was removed from the agenda.

20. REPORT OUT OF CLOSED SESSION

None.

21. ADJOURNMENT

The meeting adjourned at 8:53 p.m. to the next regular Council meeting scheduled for Wednesday, April 6, 2011, at 6:00 p.m. in the Civic Center Council Chambers located at 9291 Old Redwood Highway, Building 400 in Windsor.



Maria De La O, CMC
Town Clerk