



AYES: Greenwald, Saylor, Souza, Asmundson.  
NOES: None.  
ABSENT: Puntillo.

Council, City Manager and City Attorney Communications

- a. League of California Cities Meetings. Mayor Pro Tem Greenwald requested agendaizing the location of the League of California Cities meeting which is to take place in Davis.
- b. Various Commission Meetings. Mayor Pro Tem Greenwald attended the Telecommunications Committee meeting wherein they continued to discuss the proposed contract with Comcast. She also attended the Open Space and Finance and Budget Commission meetings wherein both commissions discussed the Covell Village project.

Public Comments

Joe Sherman spoke about Council authority over the Police Department.

Odene Mitchell spoke about the retirement of Madelon Pytel from the Police Department and thanked her for her years of service.

Norbi Kumagai recognized and thanked city crews that came out at 10:30 p.m. to clean up debris from a fallen street tree.

John Trodel related concerns about traffic congestion resulting from the Covell Village project.

John Rosenquist spoke about an urgent issue stating that 3 children in Northern Cal have been attack by Pit Bulls. He asked the Council to be proactive when it comes to this type dogs.

Consent Calendar

Ordinance No. 2207 - Amending Sections 26.04.010, 26.04.020, and 26.04.030 or Chapter 26 of the Municipal code of the City of Davis to Prohibit the Consumption of Alcoholic Beverages and Possession of Any Open Container of Alcoholic Beverages in Chestnut Park.  
Approved (introduced 05/24/05).

Resolution No. 05-73 - of the Davis City Council Directing the City Clerk to Prepare Ordinance Summaries for Publication Pursuant to California Government Code Section 36933.  
Approved.

Ordinance of the City of Davis Amending Sections 12.01.020 and 12.01.030 of Chapter 12, Elections, of the Davis Municipal Code to Define the Term "Spouse" to Include a Registered Domestic Partner Recognized under State Law.  
This item was removed by S. Souza for further discussion and separate vote.

Revised Job Specifications – Code Compliance Officer.  
Approved.

Resolution No. 05-74 - Authorizing the City Manager to Enter Into an Extension of the Short Term Sublease of the Property Located at 616 First Street with John Natsoulous.  
Approved.

Resolution No. 05- 75 - Awarding Contract of \$579,100 to GPMS, Inc. for Veterans Memorial Center Lobby Accessibility; Budget Adjustment #80 (\$123,100).  
Approved resolution and budget adjustment #80.

Resolution No. 05- 76 - Authorizing the City Manager to Execute Amendment No. 4 Between the City of Davis and Raney Planning & Management, Inc., to Include Additional Services With Fehr & Peers, Don Ballanti and Foothill Associates for the Covell Village Environmental Impact Report; Budget Adjustment #79 (\$126,725).  
Approved resolution and budget adjustment #79.

Resolution Authorizing the City Manager to Execute Contract Between the City of Davis and the County of Yolo for Supervised Adult and Juvenile Work Program for Fiscal Year 2005/06 and 2006/07.  
This item was removed by D. Saylor for further discussion and separate vote.

Resolution No. 05-78 - to Approve Summarily Vacating the Public Right of Way on the Southwest Side of the Intersection of Miller Drive and Ovejas Avenue on the Property Located at 926 Miller Drive.  
Approved.

State Legislation Bills Introduced in 2005.  
Informational.

Commission Minutes:  
Historical Resources Management Commission Regular Meetings of March 7 and 21, and April 18, 2005.  
Informational.

Human Relations Commission Regular Meeting of April 28, 2005.  
Informational.

Natural Resources Commission Regular Meeting of March 28, 2005.  
Informational.

Recreation and Park Commission Regular Meetings of April 21 and May 19, 2005.  
April 21, 2005: Informational except Item #7 – Approved renaming Alternative Recreation Building to Redwood Park Community Building and defined uses.

May 19, 2005: Informational except Item #6 – Approved use of the Pricing Pyramid Philosophy to formulate a Cost Recovery Policy; approved proposed filter; approved staff applying the Pricing Pyramid filters and definition of cost to recreation program activities.

Senior Citizens Commission Regular Meetings of February 10, March 14 and April 14, 2005.  
Informational except March 14, 2005 – Approved sending letters regarding Financial Elder Abuse Legislation.

City-Davis Downtown Business Association 2x2 Regular Meeting of April 25, 2005.  
Informational.

Resolution No. 05-79 - Authorizing the City Manager to Enter Into an Agreement for Landscape Services at Various City Parks, Greenbelts and Landscaped Areas.  
Approved.

Resolutions of the City of Davis Approving Exclusive Negotiating Agreements:

1. Between Jon Fenske/Sinisa Novakovic, the City of Davis, and the Redevelopment Agency of the City of Davis for the Reuse of the Varsity Theater.
2. Between Armisi Inc., the City of Davis, and the Redevelopment Agency of the City of Davis for the Development of the Pump House Property.

This item removed due to conflict of Councilmember.

City Council Minutes from the Regular Meetings of April 5 and 12, 2005.

Approved.

S. Greenwald moved, seconded by D. Saylor, approval of the consent calendar as submitted. The motion passed by the following vote:

AYES: Greenwald, Saylor, Souza, Asmundson.  
 NOES: None.  
 ABSENT: Puntillo.

Resolutions of the City of Davis Approving Exclusive Negotiating Agreements Varsity Theater.

Mayor Asmundson recused herself as she owns property at G and Second Street which is within 500 feet of the project.

S. Greenwald moved, seconded by D. Saylor, approval of the following resolutions

1. Resolution No. 05-80 – Exclusive Negotiating Agreement Between Non Fenske/Sinisa Novakovic and the City of Davis for the Reuse of the Varsity Theater
2. Resolution No. 05-81 – Exclusive Negotiating Agreement Between Armisi Inc., and the City of Davis for the Development of the Pump House Property.

The motion passed by the following vote:

AYES: Greenwald, Saylor, Souza.  
 NOES: None.  
 ABSENT: Puntillo.  
 ABSTAIN: Asmundson.

Ordinance of the City of Davis Amending Sections 12.01.020 and 12.01.030 of Chapter 12, Elections, of the Davis Municipal Code to Define the Term "Spouse" to Include a Registered Domestic Partner Recognized under State Law.

Following discussion, S. Souza moved, seconded by D. Saylor, introduction of ordinance of the City of Davis amending Sections 12.01.020 and 12.01.030 of Chapter 12, Elections, of the Davis Municipal Code to define the term "spouse" to include a registered domestic partner recognized under State Law and changing the penalty from \$500 to \$1,000. The motion passed by the following vote:

AYES: Greenwald, Saylor, Souza, Asmundson.  
 NOES: None.  
 ABSENT: Puntillo.

Resolution 05-77 - Authorizing the City Manager to Execute Contract Between the City of Davis and the County of Yolo for Supervised Adult and Juvenile Work

Following discussion, D. Saylor moved, seconded by S. Souza, approval of Resolution 05-77 - Authorizing the City Manager to Execute Contract Between the City of Davis and the County of Yolo for Supervised Adult and Juvenile Work Program for Fiscal Year 2005/06 and 2006/07. The motion passed by the following vote:

AYES: Greenwald, Saylor, Souza, Asmundson.  
 NOES: None.  
 ABSENT: Puntillo.

Program for Fiscal Year 2005/06 and 2006/07.

Boy Scout Cabin Parcel, 616 First Street, Purchase Option Extension with UCD

Community Partnership Coordinator Anne Brunette provided background on the property at 616 First Street stating the City currently has a lease with UCD for the easterly side of the property and acquired the leasehold of the westerly portion of the property from the Boy Scouts. According to the lease, the City has an option to purchase the entire property and the lease expires June 30, 2005 unless mutually extended. Both parties have agreed to an extension for further discussion regarding discovery of ground water contaminants at the site. She responded to questions from the Council.

Following discussion, D. Saylor moved, seconded by S. Souza, approval of Resolution No. 05-82 – Authorizing the City Manager to Enter Into the Agreements Necessary to Amend the Lease Extending the Lease and Purchase Options for the Property at 616 First Street Commonly Referred to as the Boy Scout Cabin Property. The motion passed by the following vote:

AYES: Greenwald, Saylor, Souza, Asmundson.  
NOES: None.  
ABSENT: Puntillo.

D. Saylor moved, seconded by S. Souza, to direct Council Subcommittee to work with staff for long term use of the building. The motion passed by the following vote:

AYES: Greenwald, Saylor, Souza, Asmundson.  
NOES: None.  
ABSENT: Puntillo.

Open Space Acquisition – McConeghey Property Project Final Approval

Open Space Planner Mitch Sears provided an overview of the McConeghey property acquisition, a 300 acre farm located at the I-80/Kidwell Interchange between the Cities of Davis and Dixon, for the purposes of permanently protecting the agricultural resources and open space characteristics of the property. The property acquisition, previously approved by City Council in June 2004, is nearing completion with the following steps remaining: approval of an agreement detailing roles and responsibilities, exercising the purchase option, closing escrow, and resale of the easement encumbered property to a private buyer. The agreement will be acted on by the City of Dixon and the Solano County Land Trust. All three of the parties are contributing financially.

Following discussion, S. Greenwald moved, seconded by D. Saylor, to reaffirm previous Council action to approve funding for the McConeghey property acquisition for the purposes of permanently protecting the agricultural resources and open space characteristics of the property. The motion passed by the following vote:

AYES: Greenwald, Saylor, Souza, Asmundson.  
NOES: None.  
ABSENT: Puntillo.

S. Souza moved, seconded by D. Saylor, approved agreement regarding the purchase, management and sale of the McConeghey Farm between Davis, Dixon and the Solano Land Trust establishing roles and responsibilities for the three entities in completing the fee-title acquisition and subsequent resale of the easement encumbered property. The motion passed by the following vote:

AYES: Greenwald, Saylor, Souza, Asmundson.  
NOES: None.  
ABSENT: Puntillo.

S. Greenwald moved, seconded by D. Saylor, approval of the allocation of open space program funds as a loan to the Solano Land Trust to complete the McConeghey acquisition, subject to the terms and conditions contained in the agreement as stated above. The motion passed by the following vote:

AYES: Greenwald, Saylor, Souza, Asmundson.  
NOES: None.  
ABSENT: Puntillo.

Public Hearing:  
Covell Village Appli-  
cations for Proposed  
1864 Unit Mixed Use  
Community.

Community Development Director Bill Emlen stated Council and the Planning Commission held a joint meeting regarding the Covell Village project plus the project has been reviewed by other commissions.

Community Development Administrator Katherine Hess spoke about the documents before the City Council and the decisions that Council will be asked to make. The documents are Certification of the Environmental Impact Report (EIR), General Plan Amendment, Development Agreement and then the action to call for a Measure J election and establish the baseline project features.

Planning Commission held a formal public hearing and is the only city commission that is formally charged with reviewing the land use entitlements and the development agreement for this project. The Planning Commission had a split votes on whether to certify the EIR and whether to recommend that the City Council approve the project. The main concern with certifying the EIR was the sewage plant capacity. Other issues raised were agricultural mitigation and traffic. The applications are before the Council without a recommendation from the Planning Commission.

Open Space Planner Mitch Sears stated the Open Space Commission re-visited the open space components of the project focusing mostly on agricultural mitigation. There were changes to the open space component as result of negotiations with the city and the developers. The commission choose to make no recommend that the Covell Village project go to the voters in November without recommended changes.

Michael Corbett, designed and planner for the project, spoke about the development agreement negotiations.

Seventy-seven citizens spoke regarding the Covell Village project. Those supporting listed affordable housing and the ability to purchase a home in Davis that is affordable. The comments were that this is a good project reflecting smart growth, encourages public safety such as a new fire station, the acquisition of a community center, proposed hospice care, more soccer fields, parks and linking bike paths. They felt that this would be a better project as it is being designed and built by local developers.

In opposition to the project was concerns about increased traffic congestion, too many large houses on small lots, density would affect quality of life and over development using farm land, create fiscal issues for the city, not environment friendly, timing of the project due to construction of Spring Lake and UCD housing project and sewage plant capacity.

Councilmember Souza explained that he was recused from participating in the discussions relative to Covell Village. The conflict of interest was a business relationship

during the past year. During the period in which he was recused, he reported he viewed every Council meeting, took notes, compiled information and is now up to speed on the project and is able to participate in the discussions.

Staff responded to list of questions from the council regarding the project.

Workshop: City Operating Budget

This matter was deferred to the June 14, 2005 City Council meeting.

Adjournment

The meeting adjourned at 11:00 p.m. to the next regularly scheduled meeting.

Respectfully submitted,

BETTE E. RACKI  
City Clerk

MINUTES OF THE DAVIS REDEVELOPMENT AGENCY  
June 7, 2005

The Davis Redevelopment Agency of the City of Davis met in regular session at 6:30 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Chair Ruth Asmundson.

Roll Call. Present: Sue Greenwald, Don Saylor, Stephen Souza, Ruth Asmundson.

Absent: Ted Puntillo

Other Officers Present: Executive Director James Antonen, RDA Counsel Harriet Steiner, Secretary Bette E. Racki.

Approval of Agenda. S. Greenwald moved, seconded by D. Saylor, approval of the agenda as submitted. The motion passed by the following vote:

AYES: Greenwald, Saylor, Souza, Asmundson.  
NOES: None.  
ABSENT: Puntillo.

Public Comments. None.

Resolutions Approving Exclusive Negotiating Agreements. Mayor Asmundson recused herself as she owns property at G and Second Street which is within 500 feet of the project.

S. Greenwald moved, seconded by D. Saylor, approval of the following resolutions

1. Resolution No. 1172– Exclusive Negotiating Agreement Between Non Fenske/Sinisa Novakovic and the City of Davis for the Reuse of the Varsity Theater
2. Resolution No. 1173 – Exclusive Negotiating Agreement Between Armisi Inc., and the City of Davis for the Development of the Pump House Property.

The motion passed by the following vote:

AYES: Greenwald, Saylor, Souza.  
NOES: None.  
ABSENT: Puntillo.  
ABSTAIN: Asmundson.

Workshop of Fiscal Year 2005/06 Redevelopment Agency Budget. This item was deferred.

Adjournment. The meeting adjourned at 7:00 p.m. to the next regularly scheduled meeting.

Respectfully submitted,

BETTE E. RACKI, Secretary