The City Council of the City of Davis met in regular and closed session at 5:30 p.m. in the Community Chambers, 23 Russell Blvd., Davis, California. The meeting was called to order by Mayor Asmundson.

Councilmembers Absent: None.
Other Officers Present: City Manager James Antonen, City Attorney Harriet Steiner, Deputy City Clerk Zoe Mirabile.

Approval of Agenda T. Puntillo moved, seconded by S. Greenwald, approval of the agenda as submitted. The motion passed by the following vote:
AYES: Greenwald, Puntillo, Saylor, Souza, Asmundson.
NOES: None.

Closed Session The City Council ordered a closed session of the City Council be held for the purpose of discussing and, if necessary, taking action on the following issue:
Closed Session: Conference with Labor Negotiator.
Agency Designated Representatives: City Manager Jim Antonen, Human Resources Administrator Melissa Chaney, Finance Director Paul Navazio, Consultant Gene Bell. Employee Organizations: Davis City Employee Association, Professional and Support Employee Association, Management Unit, Department Heads, Firefighters Local 3494.

Council moved into closed session and upon returning to open session, Mayor Asmundson announced there was no reportable action.

Council, City Manager and City Attorney Communications
a. Slide Show of Visit to Sister City Wuxi, China Promotions Manager Bob Bowen presented a slide show of photographs and relayed anecdotes from a City of Davis delegation to Sister City Wuxi, China. Delegates included Mayor Asmundson, Councilmember Saylor, City Manager Jim Antonen, City Clerk Bette Racki and Promotions Manager Bob Bowen.

Consent Calendar Resolution No. 05-301 – Authorizing the City Manager to Execute Agreement Between the City of Davis and Public Resource Management Group for Mandated Cost Claim Preparation Services. 
Approved.

Commission Minutes:
Natural Resources Commission Regular Meeting of September 26, 2005. 
Informational.

Informational.

City-UCD Student Liaison Commission Regular Meeting of October 12, 2005. 
Informational.
Investment Policy Update.
Approved.

Treasurer’s Report for Quarter Ending October 9, 2005.
Informational.

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

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

Public Comments
Richard Tsai stated Help at UC Davis is conducting a homeless vigil and community clothing drive.

Cecilia Escamilla-Greenwald, Human Relations Commission, stated the commission unanimously approved forwarding a resolution to Council regarding the withdrawal of troops from Iraq.

Helena Chung introduced herself as an Open Space Commission applicant.

Joint Meeting with Redevelopment Agency

Public Hearing:
DBID Annual Assessment – Intention to Levy Assessment for 2006, DDBA FY2006/07 Budget and 2005 Core Area BID Report, Amendment to DDBA Agreement

Economic Development Specialist Sarah Worley explained on November 15, 2005 Council approved the 2005 Core Area Business Improvement District (BID) Report and Davis Downtown Business Association (DDBA) fiscal year 2006-2007 budget subject to modifications after this public hearing. In addition, Council approved a resolution of intent to amend the assessment schedule and levy the annual assessment.

Laura Cole-Rowe, DDBA, outlined the DDBA budget including request for additional city funding, and provided information on pending projects and future plans.

Mayor Asmundson opened the public hearing.

DDBA Board Members Tom Lovering, Maria Ogrydziak, Chuck Roe, Matt Kowta, Ladd Woodland, Joyce Thorp, and Beth Annon spoke in support of the proposed 2006-2007 budget and annual assessment. Statements included: city contributes 13 percent of annual budget and receives in return more than half of all DDBA services toward downtown improvement; services benefit residents at large as well as downtown businesses; and DDBA is expanding capabilities downtown to promote Davis to broader region.

Mayor Asmundson closed the public hearing.

City Council
T. Puntillo moved, seconded by S. Souza, approval of the following:


2. Resolution No. 05-302 – Confirming Resolution Approving the 2005 Core Area Business Improvement District Report as Amended and Levying an Annual Assessment Known as the Business Improvement District Annual Assessment Fee for the Core Area Benefit Zone and Periphery Core Benefit Zone Pursuant to the Parking and Business Improvement Area Law of 1989 for the Davis Business Improvement District for Fiscal Year 2006-2007.
3. Resolution No. 05-303 – Resolution Authorizing the City Manager to Execute an Amendment to the Davis Business Improvement District Administration Agreement Core Area and Periphery Benefit Zones.

The motion passed by the following vote:

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

Redevelopment Agency

D. Saylor moved, seconded by S. Souza, approval of Resolution No. 1180 - Approving the Expenditure of Supplemental Funding to the Davis Downtown Business Association for the Marketing, Management, and Promotion of the Downtown.

R. Asmundson requested amendment to motion to indicate this is a one-time monetary award and any further requests will be included in the regular city budget process. Mover and second accepted the modification.

The motion passed by the following vote:

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

Public Hearing:
Parque Santiago/ West Side of Ensenada Drive Between Cowell Boulevard and Chiles Road Proposal to Construct a 25-Unit Small Lot Residential Subdivision of 14 Detached and 11 Attached Single Family Dwellings – Final Planned Development; Conditional Use Permit; Design Review; Tentative Map Application; Affordable Housing Plan; Negative Declaration; Development Agreement

Assistant Planner Rhys Rowland provided details of the proposed project and explained a Council Subcommittee consisting of R. Asmundson and D. Saylor has been negotiating with the developer toward a voluntary Development Agreement.

David Taormino, applicant, outlined modifications to the project arising out of development agreement negotiations and Planning Commission recommendations.

Mayor Asmundson opened the public hearing.

David Thompson, Davis Area Cooperative Housing Association (DACHA), requested the Development Agreement contain language indicating DACHA would be the recipient of the affordable housing units.

Steve Buchanan, Davis Swim and Fitness, spoke in support of the project and stated the current undeveloped state of the property leaves the neighborhood in limbo.

James Munday spoke in support of the project and stated workforce housing is urgently needed.

Mayor Asmundson closed the public hearing.

T. Puntillo moved, seconded by S. Souza, approval of the project with the Development Agreement to be formulated subsequently to include that housing density shall remain as proposed and 2006 housing base price set at $450,000 with a price adjustment allowed for housing built in 2007, and further direction to attempt to improve walkability of project.

S. Greenwald moved substitute motion, seconded by R. Asmundson, approval of the project in concept, and direction to staff to negotiate with the developer a final Development Agreement with the understanding that full Development Impact Fees will be paid to the city and housing prices adjusted accordingly by an increase from the base price of $450,000, and further direction to applicant to develop a systematic method of distributing middle income houses.
D. Saylor moved second substitute motion, seconded by T. Puntillo, to consist of the entire language of the above motion by S. Greenwald with the addition of including allowance for a price adjustment for housing built in 2007. The motion passed by the following vote:

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

Public Hearing: 404 E. Eighth Street Proposal to Subdivide into Eight Single Family Residential Parcels and Construct Four Attached Single Family Dwellings – Mitigated Negative Declaration; Rezone/Preliminary Planned Development; Final Planned Development; Design Review; Tentative Subdivision

Assistant Planner Cathy Camacho outlined the proposed project to subdivide an existing .37 acre parcel and rezone site to residential planned development.

Mayor Asmundson opened the public hearing.

Steve Boschken, applicant, spoke in support and provided details of project specifications.

Grant Noda, adjacent property owner, requested the privilege of developing a similar project on his property in the future with similar setbacks.

Mayor Asmundson closed the public hearing.

T. Puntillo moved, seconded by S. Greenwald, the following:

1. Adopt Mitigated Declaration #19-04.

2. Introduce Ordinance Amending Chapter 40 of the Davis Municipal Code, 1971, as Amended, Rezoning the Property Located at 404, 406, 408, 410 and 412 East Eighth Street From Residential Garden Apartment (R-3) to Preliminary Planned Development #11-04.

3. Approve Planning Application #120-04 subject to findings and conditions of approval: Rezone/Preliminary Planned Development #11-04, Final Planned Development #18-04, Tentative Subdivision Map #11-04 and Design Review #56-04.

4. Direct applicant to record a deed notice to inform future purchasers of dwelling units that similar housing projects may be developed on adjacent lots.

The motion passed by the following vote:

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

Proposed Howatt Ranch Recreational Complex Status

Community Partnership Coordinator Anne Brunette provided a status report on the proposed Howatt Ranch Recreation Complex.

Charlie Russell stated the proposal involves athletic groups providing ongoing maintenance and majority of development.

Lou Fox, Woodland Davis Aeromodelers, thanked the Council for considering inclusion of the Aeromodelers in the Master Plan process.

S. Souza moved, seconded by T. Puntillo, the following direction to staff:

1. Prepare a survey of the project area to provide more detailed information about the site.
2. Hire a consultant to prepare a Master Plan for the site with the involvement of the potential users of the area, and return to Council with a presentation of the plan for further direction.

3. Include the Woodland Davis Aeromodelers in the master planning effort with the understanding that the city is not promising inclusion in the final project.

The motion passed by the following vote:

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

Pacific Flyway Visitor Center – Proposed Access Road Route Crossing Los Rios Farms Agricultural Conservation Easement

Open Space Planner Mitch Sears provided information on the proposed Pacific Flyway Visitor Center, to be located at the confluence of Putah Creek and the Yolo Bypass, and access road route crossing Los Rios Farms agricultural conservation easement.

S. Greenwald moved, seconded by S. Souza, the following:

1. Conceptually approve the general location and design of the proposed visitor center access road route crossing the Los Rios Farms agricultural conservation easement subject to revised conditions of approval.

2. Request the Department of Fish and Game include bicycle access to the visitor center in its pending Land Management Plan and that such access be provided in a manner that maximizes connections with existing local and regional bicycle networks while minimizing potential impacts on existing agricultural practices and habitat resources.

The motion passed by the following vote:

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

Cross Jurisdictional Mitigation and Yolo NCCP Joint Powers Agency Swainson’s Hawk Foraging Habitat Fee Update

Open Space Planner Mitch Sears explained that Sacramento County Board of Supervisors is currently considering an amendment to its mitigation ordinance to accept hawk foraging habitat mitigation in Yolo County, and Yolo County Board of Supervisors is considering options to regulate conservation easements. In addition, Sears outlined the Yolo Natural Communities Conservation Plan Joint Powers Agency recommendations for an increase in the mitigation in-lieu fee and proposed changes in the program to acquire habitat easements.

S. Souza moved, seconded by T. Puntillo, the following:

1. Encourage the Yolo County and Sacramento County Boards of Supervisors to develop an agreement regarding cross jurisdictional habitat mitigation proposals such that regulatory measures to control such proposals are not necessary.

2. Approve proposed fee increase for Swainson’s hawk foraging habitat mitigation and encourage the Joint Powers Agency Board to adopt the revised mitigation strategy for hawk foraging habitat and to consider maximizing the biological efficiency of property acquisitions.

The motion passed by the following vote:

AYES: Greenwald, Puntillo, Saylor, Souza, Asmundson.
NOES: None.
Open Space Acquisition – Ebey/Laughtin Transaction Agreement and Easement Modification

Open Space Planner Mitch Sears outlined the necessary steps to finalize the acquisition of the Ebey/Laughtin Farm easement.

T. Puntillo moved, seconded by S. Greenwald, the following:

1. Authorize the City Manager to finalize and sign the agreement between the City of Davis and the Solano Land Trust establishing roles and responsibilities in completing the acquisition and subsequent re-sale of the easement restricted Ebey/Laughtin property.

2. Approve a merged easement that links the Ebey/Laughtin and McConeghy North farm easements to reduce home sites on the two properties and simplify easement stewardship. Alternatively, if a merged easement is not feasible due to property resale issues, approve a standalone easement for the Ebey/Laughtin farm.

3. Approve Resolution No. 05-304 – Authorizing the City Manager to Complete the Negotiations for the Ebey/Laughtin Property Acquisition for the Purposes of Permanently Protecting the Agricultural Values and Character of the Property.

The motion passed by the following vote:

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

Appointment to Open Space Commission

City Council voted through use of a grid system. Mayor Asmundson announced the votes cast as follows:

Appointment to Open Space Commission (1 alternate vacancy): Applicants Helena Chung, Kemble Pope and Sydney Vergis.

Greenwald: Chung
Puntillo: Pope
Saylor: Pope
Souza: Pope
Asmundson: Chung

As a result of the votes cast, Kemble Pope was appointed as an alternate.

Adjournment

The meeting adjourned at 11:20 p.m. to the next regularly scheduled meeting.

Respectfully submitted,

ZOE S. MIRABILE
Deputy City Clerk
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.


Absent: None.

Other Officers Present: Executive Director James Antonen, RDA Counsel Harriet Steiner, Secretary Zoe Mirabile.

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

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

Public Comments None.

Joint Meeting with City Council Economic Development Specialist Sarah Worley explained on November 15, 2005 Council approved the 2005 Core Area Business Improvement District (BID) Report and Davis Downtown Business Association (DDBA) fiscal year 2006-2007 budget subject to modifications after this public hearing. In addition, Council approved a resolution of intent to amend the assessment schedule and levy the annual assessment.

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Mayor Asmundson closed the public hearing.

City Council T. Puntillo moved, seconded by S. Souza, approval of the following:


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3. Resolution No. 05-303 – Resolution Authorizing the City Manager to Execute an Amendment to the Davis Business Improvement District Administration Agreement Core Area and Periphery Benefit Zones.

The motion passed by the following vote:

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

Redevelopment Agency

D. Saylor moved, seconded by S. Souza, approval of Resolution No. 1180 - Approving the Expenditure of Supplemental Funding to the Davis Downtown Business Association for the Marketing, Management, and Promotion of the Downtown.

R. Asmundson requested amendment to motion to indicate this is a one-time monetary award and any further requests will be included in the regular city budget process. Mover and second accepted the modification.

The motion passed by the following vote:

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

Adjournment

The meeting adjourned at 11:20 p.m. to the next regularly scheduled meeting.

Respectfully submitted,

Zoe S. Mirabile
Secretary