

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of December 4, 2007

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

Roll Call: Councilmembers Present: Ruth Asmundson, Lamar Heystek, Don Saylor, Stephen Souza, Sue Greenwald

Councilmembers Absent: None

Other Officers Present: City Manager Bill Emlen, City Attorney Harriet Steiner

Staff Present: Planning Technician Lynanne Mehlhaff

Closed Session The Council went into Closed Session regarding conference with legal counsel – Existing Litigation pursuant to subdivision (a) of Government Code §54956.9 on the following cases:

- Property: Barger Ranch Easement; APN 040-200-130
Negotiating Parties: Paul and Laura Barger
- Property: Wasserman Ranch Easement; APN 041-060-240
Negotiating Parties: Karolyn K. Wasserman Trust and Lauren Wasserman Trust
- Property: Kidwell Farm Easement, South; APNs 110-090-130 and 110-090-140
Negotiating Parties: Denny E. Kidwell and Ruby E. Kidwell Trust
- Property: Staib Easement; APNs 041-120-003 and 041-120-004
Negotiating Parties: Georgette Staib Trust
- Agency Negotiator: City Attorney Harriet Steiner and Open Space Planner Mitch Sears
Under Negotiation: Price and terms of payment

The Council returned to open session at 6:32 with no reportable action.

Approval of Agenda L.Heystek moved, second by R. Asmundson, to approve the agenda moving the emergency preparedness item to the end of the agenda. Motion passed unanimously.

Brief Communications Members of the City Council made various announcements including local and regional events, and various meetings with other agencies that they attended.

Long Range Calendar:

- S. Greenwald mentioned that we should hold off and doing anything about the war in Iran, tensions seem to be easing.
- L. Heystek asked if February 18th was a holiday since the Council is scheduled for a Joint meeting with the Historic Resources Management Commission.
- R. Asmundson said she would have to miss the next meeting.
- D. Saylor requested to close the meeting in honor of Ruth Karem.
- Emlen announced that we will return with the green waste containerization issue in January. Also, we will return with the Wildhorse Horse Ranch project.

S. Souza moved, seconded by R. Asmundson, to accept the Long Range Calendar. The motion passed unanimously.

AB1234 Reporting: None reported

Consent Calendar	<p>Resolution 07-191 authorizing the City Manager to enter into a lease with the Davis Downtown Business Association for the Southern Pacific Depot Substation located at 826 Second Street <u>approved</u></p> <p>Resolution 07-192 to approve sole source contract with Logos Imaging LLC in the not-to-exceed amount of \$29,280 for computerized explosive devices digital imaging system <u>Approved</u></p> <p>Budget Adjustment #47 (\$49,280) – Allocating Yolo County Bomb Squad program funds <u>Approved</u></p> <p>Natural Resource Commission minutes from the regular meeting of September 24, 2007 <u>Informational</u></p> <p>Resolution 07-193 authorizing the City Manager to submit an application and enter into contract with the California Department of Education related to the administration of Yolo County Child Development Services <u>Approved</u></p> <p>S. Greenwald asked to pull #D, Residential Sewer Rate increase, off the calendar. Emlen said this item would be brought back at a future date when Public Works could make a presentation.</p> <p>R. Asmundson moved, seconded by S. Souza, approval of the consent calendar as listed above. Motion passed unanimously.</p>
Items Removed from Consent	<ul style="list-style-type: none"> • Residential Sewer Rate Methodology that Reflect Water Usage as a Component <p>S. Greenwald asked to pull #D, Residential Sewer Rate increase, off the calendar. Emlen said this item would be brought back at a future date when Public Works could make a presentation.</p>
Public Comments	<p>Comments and concerns expressed by citizens:</p> <ul style="list-style-type: none"> • Brad Shaffer, resident downtown Davis, was concerned about the two new Homeless Programs in his neighborhood that are being launched by Davis Community Church. He currently has 5 programs within 100 feet of his front door on D Street which is impacting his mixed-use neighborhood. He supported the Davis Community Meals program in his neighborhood. These new programs may be fine programs but requests that the Council consider not having additional programs that impact their neighborhood. • Michael Harrington, neighbor on D Street, addressed concerns with the concentration of Homeless programs in his neighborhood. He also mentioned the Housing Committee was making good progress. • Gity Haj-Moin said she got a letter from the City to inspect her rental property at 101 Luz Place. She said she wouldn't pay any money to the City for code enforcement. • Howard Zochlinski, tenant at 101 Luz Place, said this whole mess was over how messy he was. <p>S. Greenwald asked Emlen to have a discussion regarding all the homeless shelters. Emlen said there could be an update by December 18.</p>
Public Hearing: Davis Business Improvement District (DBID) Annual Assessment Process	<p>Brian Abbanat, Economic Development Specialist-Planner, presented the staff report.</p> <p>Joy Cohan, DDBA Administrator, summarized the activities of the DDBA and their new programs.</p> <p>Maria Ogrydziak, speaker for the DDBA, was thrilled with the changes of the DDBA and</p>

appreciated everyone's patience and presence.
S. Greenwald opened and closed the Public Hearing.

S.Souza moved, second by D. Saylor to accept the 2007 Core Area DBID report and Summary Budget as amended. Motion passed unanimously.

R. Asmundson moved, second by L. Heystek approval of Resolution 07-194 approving the 2007 Core Area BID report as amended and levying an annual assessment known as the Business Improvement District Annual Assessment Fee for the Core Are Benefit Zone and Periphery Core Benefit Zone pursuant to the Parking and Business Improvement Area Law of 1989 for the DBID for Fiscal Year 2008-2009. Motion passed unanimously.

S. Souza moved, second by R. Asmundson approval of Resolution 07-195 authorizing the City Manager to execute an amendment to the Davis Business Improvement District administration agreement for Core Area and Periphery Benefit Zones. Motion passed unanimously.

Presentation on
Large Scale Emer-
gency Operations
Planning

Rose Conroy, Fire Chief, presented the staff report regarding the risks and hazards in the community and reviewed the emergency operations planning procedures.

Adjournment

Adjourned in honor of Ruth Karem. The meeting was adjourned at 11:13 p.m.

Lynanne Mehlhaff
Planning Technician

MINUTES OF THE DAVIS REDEVELOPMENT AGENCY
Meeting of December 4, 2007

The Redevelopment Agency of the City of Davis met in regular session beginning at 7:57 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Greenwald.

Roll Call: Board Members Present: Ruth Asmundson, Lamar Heystek, Don Saylor, Stephen Souza, Sue Greenwald

Board Members Absent: None

Other Officers Present: City Manager Bill Emlen, City Attorney Harriet Steiner

Other staff present: Planning Technician Lynanne Mehlhaff

Approval of Agenda D. Saylor moved, second by R. Asmundson, to approve the agenda moving some of the items earlier in the meeting. Motion passed unanimously.

Public Comment None

Resolution Authorizing the Use of Redevelopment Housing Set-Aside Funds to Analyze Affordable Housing Opportunities at the Rancho Yolo Mobile Home Park J. Cochran and E. Garcia-Ayala presented the staff report.

S. Greenwald opened the Public Hearing:

- David Thompson, Neighborhood Partners, said not everyone was convinced on this but this information and program was the right thing to do.
- Person speaking on behalf of Brian Johnson, who was out of town, read his letter in support of the grant request.
- Penny Anderson, Secretary of Rancho Yolo Association, spoke in support.
- Doris Rasmussen, spoke in support of the purchase of the park. If someone else bought the park then the rent would be impossible for me to stay there.
- John Brown, member of the Board of Directors, said the goal of purchasing the park was important.
- Kelly Ramos, member of Rancho Yolo, was an enthusiastic supporter of the coop.
- Deanne Vochester spoke in support of the purchase.
- Perry Alger, a new Board member, said not everyone has to participate in the buying of the park. He said the seniors needed their support.
- Ron Hall thanked city staff for their help. He said most people who live at Rancho Yolo are working people; they work with their hands.
- Barbara Ridgeway, resident at Rancho Yolo, said the whole Board voted for Coop ownership.
- Perry Benton who now lives in Leisureville not Rancho Yolo, said the Neighborhood Partners approach is the only one that makes sense.
- Pearl Carpenter, resident of Rancho Yolo, said this was a unique opportunity to own your own home.

S Greenwald closed the public hearing.

L. Heystek moved, second by R. Asmundson approval of RDA Resolution 1205 authorizing the use of redevelopment housing set-aside funds to analyze affordable housing opportunities at the Rancho Yolo Mobile Home Park, approval of budget adjustment #45 and staff was directed the following:

- To develop independent review of all projections developed from the grant project
- To assist Rancho Yolo Community Association with technical assistance, as

needed during the grant period to ensure a method for adequate oversight of grant funds and implemented throughout the course of the grant

- To work with the organization to assure that the outreach and other project material are produced in a way that assures project transparency, civility and encourages resident participation

The motion passed unanimously.

Resolution Authorizing Housing Loans for the Comprehensive Refinancing of Davis Area Cooperative Housing Association (DACHA) Project

Jerilyn Cochran and Danielle Foster presented the staff report and explained some of the financial difficulties that DACHA has had in the past.

S. Greenwald opened the public hearing.

John Crispen, resident and Board member of DACHA, wanted to stabilize their coop by making it affordable and fundable. They are working towards settlement of the lawsuit with DACHA.

Stephanie Teague, President of DACHA, said this is the first in stabilizing their coop and requested support of the refinance.

Budget Adjustment #46 (\$2,881,090) – Allocating the loan into the 2007-2008 Redevelopment Agency budget

With no further comments the public hearing was closed.

D. Saylor moved, second by S. Souza approval of RDA Resolution 1206 authorizing housing loans for Davis Area Cooperative Housing Association Project and approval of budget adjustment #46. The motion passed unanimously.

Adjournment

The RDA meeting was adjourned at 10:27 p.m.

Lynanne Mehlhaff
Planning Technician