

MINUTES OF THE DAVIS CITY COUNCIL  
Meeting of January 29, 2008

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, Deputy City Clerk Zoe Mirabile

Approval of Agenda S. Souza moved, second by R. Asmundson to approve the agenda. Motion passed unanimously.

Closed Session City Council convened a closed session to discuss the following:

1. Conference with Real Property Negotiators pursuant to subdivision (b) of Government Code § 54954.5:  
Property: APN #: 71-130-01; 71-130-02; 71-130-03; 33-290-88; 33-300-01; 33-300-15  
Agency Negotiator: City Manager Bill Emlen  
Negotiating Party: Signature Properties; Mace Covell Gateway, LLC; City of Davis  
Under Negotiation: Price and terms of payment
2. Conference with Legal Counsel – Anticipated Litigation. Initiation of litigation pursuant to subdivision (c) of Government Code §54956.9: one case

City Council returned to open session at 6:44 p.m. with no reportable action

Brief Communications Long Range Calendar:  
R. Asmundson moved, seconded by S. Greenwald, to approve the long range calendar as submitted. Motion passed unanimously.

AB1234 Reporting:  
D. Saylor reported attending the quarterly division meeting of the Sacramento Valley Chapter of League of California Cities.

Public Comments Comments and concerns expressed by citizens:

- John Troytle spoke regarding light outages
- Dave Hint spoke in opposition to Resolution No. 08-001 – Opposing Attacks on Iran
- Guy Turner spoke in support of fair wages and benefits for Sodexo employees at the UC Davis campus
- Joe Sherman spoke regarding unsafe telephone poles on Olive Drive

Consent Calendar Resolution No. 08-008 - Support for Yolo County Bicycle Transportation Account (BTA) Grant Application for Construction Funding for the Davis-Woodland Bikeway Project on County Road 99D  
Approved

Bicycle Advisory Commission Regular Meeting Minutes of November 19, 2007  
Informational

Planning Commission Regular Meeting Minutes of October 10 and November 28, 2007  
Informational

Safety and Parking Advisory Commission Regular Meeting Minutes of December 6, 2007  
Informational

Tree Commission Regular Meeting Minutes of November 15 and December 20, 2007  
Informational

Resolution No. 08-009 - Calling a General Municipal Election for the Election of Three Council Members to be Held in the City on June 3, 2008  
Approved

Resolution No. 08-010 - Requesting the Board of Supervisors of the County of Yolo to Consolidate a General Municipal Election to be Held on June 3, 2008, with the Statewide Primary Election to be Held on that Date Pursuant to §10403 of the Election Code  
Approved

New and revised job specifications – Electrician’s Helper; Electrician Trainee I/II; Electrician; Senior Electrician; City Electrician; Public Works Inspector I/II; Public Works Inspection Supervisor  
Approved

R. Asmundson moved, second by L. Heystek, to approve the consent calendar as listed above. Motion passed unanimously.

Council recessed at 8:39 p.m. and reconvened at 8:52 p.m.

Wildhorse Ranch Residential Proposal Update

Planner Ike Njoku provided an update on the status of the proposed project and a summary of the aspects which have yet to be finalized.

Masoud Manfred, applicant, and David Mogavero, project architect/planner, provided background on the proposal and detailed the various modifications that have been proposed resulting from neighborhood meetings and discussions with city staff

Brent Meyer; Phil Wyels, Caravaggio Neighborhood Association; Al Linn; Brian Maccalwyn; H. Chou; Kevin Rash; Lon Eckland; John Gyst; Jean Margette; Matthew Walker; and Jason Ulkhurst spoke in opposition to the proposed project. Comments included: proposed density too high; parking inadequate; consider recommendations of General Plan Steering Committee prior to City Council decision; incompatible with neighboring properties; and proposal will cause noise and traffic issues.

S. Greenwald moved, seconded by L. Heystek, to schedule a public hearing to deny the application.

R. Asmundson moved substitute motion, seconded by S. Souza, to direct staff to continue processing the project.

L. Heystek moved substitute substitute motion to direct staff to devote no further time to the project until the developers reach a consensus with the neighbors on site specifics. No second received.

S. Greenwald proposed a friendly amendment to the substitute motion to direct staff to continue processing the application and work towards developing a consensus plan with the neighborhood. Not accepted by mover and second.

S. Greenwald moved substitute substitute motion, seconded by L. Heystek, to continue processing the application in order to develop a better project and a consensus plan that the neighborhood agrees to. Motion failed by the following vote:

AYES: Souza, Greenwald  
NOES: Asmundson, Heystek, Saylor

Substitute motion to continue processing the project passed by the following vote:

AYES: Asmundson, Saylor, Souza  
NOES: Heystek, Greenwald

Community Development Director Katherine Hess stated staff will endeavor to engage the neighborhood and community at large regarding the proposed project, and will return to City Council for input if there is an impasse in any area.

Council recessed at 11:16 p.m. and reconvened at 11:22 p.m.

Sports Park Environmental Assessment

Community Partnership Coordinator Anne Brunette summarized the background of staff, youth group, and Ad Hoc Field Committee efforts towards developing a sports park, and outlined the next steps for the project.

Michael Doschka, AYSO, spoke in support of a sports park at any location within the city.

Lou Fox, Aeromodelers, stated the lease for the current facility used by the Aeromodelers will expire in November 2008, and requested use of a temporary facility to house the program during the EIR process.

Charlie Russell, Davis Sports Foundation, stated community youth groups have succeeded in utilizing creative methods to address development costs of previous projects and are ready to do so again, including applying for funding sources that will be available further along in the EIR process.

Susan Sabatier, Recreation and Park Commission Chair, stated it is important to take a focused, cohesive look at providing for unmet recreation needs and spoke in support of including the Commission in the Ad Hoc Field Committee.

Joe Sherman requested staff plan for the inclusion of basketball courts at the sports park.

D. Saylor moved, seconded by R. Asmundson, approval of the following:

1. Direct staff to circulate a Request for Proposals to hire a consulting firm to prepare an Environmental Impact Report (EIR) for the Howat Ranch Master Plan
2. Direct staff to analyze two additional properties as equal weight alternatives for the sports park portion of the Master Plan, namely, the Mace Covell Gateway parcel and Signature Properties parcel (APN 71-130-01, 02 and 03)

3. Direct staff to instruct the project landscape architect to prepare conceptual sports park master plans for both the Mace Covell Gateway and Signature Properties parcels for use in the EIR process
4. Determine not to include a public safety training facility in the EIR analysis for the Howat Ranch alternative, and direct staff to find alternate locations for Police and Fire training facilities and plan for implementation, as a priority for follow-up by the end of this fiscal year
5. Direct staff to reconvene the Ad Hoc Field Committee to continue refining the overall structure and implementation of the project
6. Direct that the Recreation and Parks Commission appoint two members to participate with the Ad Hoc Field Committee

L. Heystek proposed a friendly amendment to include the 45-acre Signature Property site within the Mace Boulevard curve as a project alternative for the purpose of analysis within the EIR. Accepted by mover and second. Motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald  
 NOES: None

D. Saylor moved, seconded by L. Heystek, to direct staff to return to Council with an analysis of possible implications in utilizing the Howat Ranch site as a temporary location for the Aeromodelers. Motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald  
 NOES: None

D. Saylor moved, seconded by S. Souza, to direct that the environmental review should not include consideration of residential or other property land use not specifically addressed in the sports park concept. Motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza  
 NOES: Greenwald

R. Asmundson moved, seconded by S. Souza, to modify the Councilmember appointment to the Ad Hoc Field Committee by replacing R. Asmundson with S. Souza. Motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald  
 NOES: None

S. Greenwald moved, seconded by L. Heystek, to agendize discussion of the entire open space policy for the periphery of the city, to include the potential acquisition of the Mace Covell Gateway property, and how the city will build an agricultural buffer. Motion passed by the following vote:

AYES: Heystek, Souza, Greenwald  
 NOES: Asmundson, Saylor

L. Heystek moved, seconded by S. Souza, to include in future Development Agreements any exaction that might help provide coverage for general fund support that is utilized in conducting the EIR. Motion passed by the following vote:

AYES: Asmundson, Heystek, Souza

NOES: Saylor, Greenwald

Follow-Up Report to the December 11, 2007 City Council Long Range Planning Workshop

Item continued to February 12, 2008

Items removed from Consent: Items removed from consent calendar by L. Heystek.

L. Heystek moved, seconded by S. Souza, approval of Resolution No. 08-011 - to Extend the Additional Temporary Partially Paid Military Leave of Absence for City Employees Called to Active Duty with the Armed Forces and Continuation of Benefits for their Dependents. Motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald

NOES: None

L. Heystek moved to agendaize discussion of making the extension of additional temporary partially paid military leave of absence a permanent policy following any necessary labor negotiations. No second received.

L. Heystek moved, seconded by S. Souza, approval of the following:

1. Resolution No. 08-012 - Authorizing the City Manager to Execute Participation Agreement with Pacific Gas and Electric (PG&E)
2. Resolution No. 08-013 - Authorizing the City Manager to Execute Memorandum of Understanding (MOU) with Zone 7 Water Agency

Motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald

NOES: None

Adjournment The meeting was adjourned at 1:08 a.m.

Zoe S. Mirabile, CMC  
Deputy City Clerk