

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of June 2, 2009

The City Council of the City of Davis met in regular session beginning at 5:00 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Asmundson.

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

Councilmembers Absent: None

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

Closed Session City Council convened a closed session pursuant to Government Code §54954.5 to discuss the following:

1. Conference with Real Property Negotiators

Property: Beoshanz Easement; APNs 037-010-23, 037-010-24
Negotiating Parties: Ed and Carol Beoshanz

Property: Koontz Easement; APN 041-100-23
Negotiating Parties: Wallis Koontz

Property: Kerr Easement; APN 041-100-24
Negotiating Parties: Lorraine Kerr Trust

Property: Staib 72 Easement; APN 040-200-15
Negotiating Parties: Georgette Staib Trust

Agency Negotiators: City Attorney Harriet Steiner and Sustainability Program Manager Mitch Sears

Under Negotiation: Price and terms of payment

2. Conference with Labor Negotiators:

Agency Designated Representatives: City Manager Bill Emlen, Assistant City Manager Paul Navazio, Human Resources Administrator Melissa Chaney, City Attorney Harriet Steiner

Employee Groups/Organizations: Davis City Employee Association, Davis Police Officers Association, Department Heads, Executive and General Management, Firefighters Local 3494,

City Council returned to open session at 6:35 p.m. and Mayor Asmundson announced there was no reportable action.

Approval of
Agenda

D. Saylor moved, seconded by L. Heystek, to approve the agenda. Motion passed by the following vote:

AYES: Heystek, Saylor, Souza, Asmundson

NOES: None

ABSENT: Greenwald

Public Com-
ments

Jack Burnhardt stated senior housing needs should be discussed by community as a whole, and the community already decided against Covell Village.

S. Greenwald moved, seconded by L. Heystek, to extend the public comment period to 30 minutes. Motion passed by the following vote:

AYES: Heystek, Greenwald, Souza

NOES: Asmundson Saylor

Elly Maharg and Rainbow Vogt requested reconsideration of removal of the orange tree grove at the Hunt Boyer site.

Penny Waggner spoke regarding groceries in the Target store.

Elaine Roberts-Musser spoke about discrimination in home owners associations.

Jean Jackman requested Council to honor the vote of General Plan Steering Committee and retain Covell Village site as a "yellow light" site.

Allan Pryor, Yolo Clean Air, spoke in favor of wood-burning restrictions for Davis.

Mike McDermott stated Davis needs more housing options for all ages.

Matt Williams thanked City Council for their leadership on the TANC issue.

Julie Haney explained many residents support housing that accommodates aging in place.

Consent Calen-
dar

Resolution No. 09-064 - Authorizing the City Manager to Enter Into Field Use Agreements Between the City of Davis and Davis Little League Regarding the Use of City Fields

Approved resolution and Little League Complex and Field Agreements, with an expiration date of April 30, 2012

Resolution No. 09-065 - Intention to Levy and Collect the Business Improvement District Annual Assessment Fee for the Visitor Attraction District Pursuant to the Parking and Business Improvement Area Law of 1989

Approved resolution (public hearing to be held June 16, 2009 to levy the assessment) and accepted the 2008-2009 Visitor Attraction BID Report and

Budget from Yolo County Visitors Bureau

Commission Minutes

1. Natural Resources Commission Meeting of March 23, 2009
2. Safety and Parking Advisory Commission Meeting of April 7, 2009

Informational

Recreation and Park Commission Meeting of April 16, 2009

Received minutes as informational and approved 2009 Commission Work Plan

L. Heystek recused himself from the following item due to a conflict of interest as he lives within 500 feet of Playfields Park:

Recreation and Park Commission Minutes from the Meeting of May 21, 2009

Received minutes as informational and approved the following commission action items:

1. Request from Girl Scouts of Davis to camp overnight at Slide Hill Park during their annual Day Camp on August 13-14, 2009
2. Resolution No. 09-066 - Adopting the Playfield Synthetic Turf Soccer Field Reservation Policy and Conditions of Use
3. Resolution No. 09-067 - Authorizing the Creation of an Ad Hoc Davis Youth Advisory Task Force

by the following vote:

AYES: Greenwald, Saylor, Souza, Asmundson

NOES: None

ABSTAIN: Heystek

Senior Citizens Commission Meeting of April 9, 2009

Received minutes as informational and approved Fiscal Year 2009/2010 Commission Work Plan

D. Saylor moved, seconded by S. Souza, to approve the consent calendar as listed above. Motion passed unanimously.

Continued Public Hearing: Resolutions Approving Changes to Certain Fees and Charges for the Provision of Services by City Departments

Financial Services Manager Gail Buller provided an overview of proposed fees and explained the revenues have already been built into the fiscal year 2009/10 budget presented to Council.

Mayor Asmundson opened the public hearing, and after no comments, closed the public hearing.

S. Souza moved, seconded by D. Saylor, to approve the following:

1. Resolution No. 09-068 - Approving Changes to Certain Fees and Charges for the Provision of Services by City Departments
2. Resolution No. 09-069 – Approving Changes to Certain Fees and Charges for the Provision of Services by the Community Development Department Planning Division and Public Works Developer Fees

L. Heystek moved substitute motion, seconded by S. Greenwald, to strike the Community Mediation Services Intake Fee of \$20-\$200. Motion failed by the following vote:

AYES: Heystek

NOES: Greenwald, Saylor, Souza, Asmundson

Main motion passed by the following vote:

AYES: Greenwald, Saylor, Souza, Asmundson

NOES: Heystek

Residential Development Status Report

Principal Planner Bob Wolcott summarized the residential development status report reflecting actual and anticipated residential development through 2013, and noted residential development is currently below the allowable cap. He outlined a recommended preliminary strategy for housing seniors as follows:

- Objectives: Develop strategy through 2013 and evaluate issues
- Approach: Develop work program and strategy based on guidelines for housing that serves seniors with community input to include commission representation, tentative time frame September–November

Elaine Roberts-Musser, Senior Citizens Commission, stated the Commission supports staff recommendation related to housing guidelines.

Mark Dupre stated support for staff recommendations and opposition to alternatives.

Mary Jo Bryant and Janice Grainwelch, Choices for Healthy Aging and Steering Committee, stated there are not enough housing options for seniors, many of whom want to age in place.

Harry Ollendorf stressed the importance of the public input process.

Mary French, Colleen Waggner, Linda Roenault, Linda Burly, and Elizabeth Reya spoke in opposition to developing the Covell Village site for senior housing.

Diane Houston stated Davis is failing to meet needs of growing aging population and supports community based neighborhood for over 55.

Steve Hayes stated he objects to seniors being used as wedge group to further developer goals and believes developments should be universally designed to allow for all types.

Ken Collier and Allan Anderson spoke in support of developer-driven senior housing.

Peggy Hayes, Pam Nieberg and Barbara Kinley expressed support for being able to age in place. Nieberg also supported smart growth at Wildhorse Ranch and Kinley supported universal design.

Andre Rejou noted that a 2005-2007 survey showed 10.7% of Davis' population was 60+, a similar percentage to other locations in the County.

Dr. Mark Platt stated he supports a demonstration project for aging in place, which could partner with the health care community.

Dr. Richard White supports a well-thought out senior development.

Janet Hatspell, UCD School of Medicine and Nursing, explained a senior project could provide an opportunity for nursing research.

Bill Powell stated a senior housing should be close to the hospital.

Mary Jo Bryant said outdated homes are not suitable for seniors, and requested Council consider processing applications after July 2010 for yellow light sites with senior housing.

Kevin Wolf noted the Housing Element Steering Committee recommendations are not being followed.

Donna Lott supports more second units to provide housing of all sizes and for all income levels.

Samuel Rueben opposes site development as senior housing without study of needs.

Joe Mathias stated the water and sewer system should be considered before further large developments.

Will Tift, Area 4 Agency on Aging, stated the Agency's mission is to help seniors live independently; public programs will not be able to support all needs, so we must turn to private sector for assistance with home and community based services.

Bob Chasen, former CEO UCD Medical Center, encouraged the Council to collaborate with health care providers and look for ways to allow people to age in place.

David Moffen requested Council move quickly and supports development on the Hunt Wesson site.

Phil Whyles, Wildhorse East Neighborhood Association, reported on meetings

with the Wildhorse Ranch developer.

Eileen Samitz spoke in opposition to development on the Covell site, and to linking proposals for Hunt Wesson and Covell sites.

Erin Gardner questions affordability of senior housing on Covell site.

Jan Bridge explained there are more seniors in Davis than age-appropriate senior units, and supported staff recommendation related to senior housing strategy.

Kemble Pope suggested Civic Center Fields should be removed from consideration.

Pam Fisher stated the options for seniors in Davis are limited and requested the city plan with seniors in mind.

Bill Streng states the staff recommendation necessitates too much delay.

Lydia Delis-Schlosser stated developers are learning to adapt proposals to suit senior needs.

Matt Williams stated already approved "green light" sites are able to accommodate senior housing.

John Whitcombe, developer, stated this is an opportunity for a visionary project, with a large and diverse aging population.

Council recessed at 8:42 p.m. and reconvened at 8:54 p.m.

S. Greenwald moved, second by L. Heystek, not to process any applications for Covell Village and the Hunt Wesson Cannery sites.

S. Souza moved substitute motion, seconded by L. Heystek, to find the following:

1. The tables provided within the staff report reasonably project anticipated development through 2013
2. The actual/anticipated residential development is in compliance with the growth cap and substantial compliance with the housing type targets, and that the projected development could reasonably meet the community's housing needs through 2013

Motion passed by the following vote:

AYES: Greenwald, Heystek, Souza, Asmundson

NOES: Saylor

S. Souza moved, seconded by D. Saylor, to make the following finding: the

development applications submitted for the “yellow light” site of Wildhorse Horse Ranch shall continue to be processed. Motion passed unanimously.

D. Saylor moved, seconded by R. Asmundson to change Direction #1 of Resolution No. 08-158 – Approve an EIR Addendum and Direct City Staff to Implement, with Modifications, the Recommendations of the General Plan/Housing Element Steering Committee as follows: Applicants for project sites identified as yellow light may submit applications at their own risk. Motion withdrawn.

D. Saylor moved for the Council to reconsider the decision to not proceed with a General Plan visioning process, and to direct staff to identify steps necessary to assess economic development and housing needs and demographic changes taken place since last General Plan update. No second.

S. Souza moved to direct staff to return to Council with a strategy for housing seniors with addition of the following:

- Include data for analysis collected by Choices for Healthy Aging (CFHA)
- Develop strategy with membership to include: 3 members from CFHA, 3 members from medical field, and 3 members from UCD business school or community regional development background

No second.

S. Greenwald moved, seconded by L. Heystek, to direct staff to proceed with work on a strategy for housing seniors, and a comprehensive survey of seniors giving a full set of options and asking for preferences, and community based discussion in researching senior needs.

D. Saylor moved substitute motion, seconded by S. Souza, to direct staff to return to Council by December 31, 2009 with a strategy for housing seniors, based on the premise presented by staff, with addition of the following:

- Include data for analysis collected by CFHA
- Develop strategy with membership to include: 3 members from CFHA, 3 members from medical field, 3 members from UCD business school or community regional development background (in addition to representatives proposed by staff)

Motion passed by the following vote:

AYES: Saylor, Souza, Asmundson

NOES: Greenwald, Heystek

City Council recessed at 10:38 p.m. and reconvened at 10:47 p.m.

Resolution to Approve an Application for an Energy Effi-

Senior Analyst Bruce Boyd explained the city is eligible for a grant of \$591,000 under the EECBG Program, outlined parameters for use of funds, and presented a summary of city projects evaluated by staff and criteria for ranking.

ciency & Conservation Block Grant and to Establish a Revolving Account to Fund Future Energy Efficiency Projects

D. Saylor moved, seconded by R. Asmundson, to approve Resolution 09-070 - to Approve an Application for an Energy Efficiency and Conservation Block Grant (EECBG) and to Establish a Revolving Account to Fund Future Energy Efficiency Projects from Energy Cost Savings Resulting from Projects Implemented Under the EECBG Program, with the following allocation modifications:

- \$250,000 for LED street lights
- \$50,000 to community rebate program for at-home turf conversion water conservation
- \$100,000 retained in city turf conversion

Motion passed unanimously.

Proposed City Response to the Yolo County General Plan Update Draft Environmental Impact Report (EIR)

D. Saylor moved, seconded by S. Souza, to approve the proposed letter to the Board of Supervisors addressing issues of land use, traffic, noise, and public services.

S. Greenwald moved substitute motion, seconded by L. Heystek, to approve the letter with the following sentence added: "The city assumes that no development on unincorporated land within the City of Davis planning area shall be approved unless mutually agreed upon by the City and the County."

Motion passed unanimously.

Update on Current State of the City's Water System, Proposed Upgrades, Long-Term Projects, and Methodology Developed to Project System Demand Needs

Public Works Director Bob Weir and Principal Civil Engineer Dianna Jensen provided a brief update on the city's water system including proposed upgrades, long term projects, and methodology developed to project system demand needs.

D. Saylor moved, seconded by R. Asmundson, to continue discussion to complete all agenda items. Motion passed by the following vote:

AYES: Greenwald, Heystek, Asmundson

NOES: Heystek, Souza

By consensus, Council directed staff to return to City Council with a report on water conservation programs/plans to include other agencies.

East Area Water Tank Project, CIP No. 8172 – Follow-up/Additional Information Related to May 5, 2009 City Council Discussion and Analysis of Steel v. Concrete

City Engineer Bob Clarke reviewed the options, which include a smaller 3 million gallon tank or a raised tank (different elevations), with opportunities for artistic embellishments.

D. Saylor moved, seconded by S. Souza, to accept the information in the report.

S. Greenwald moved substitute motion, seconded by L. Heystek, to direct staff to analyze whether the East Davis water tank can be postponed, the possibilities of a smaller tank, different tank elevations, and updated projected costs. Motion failed by the following vote:

AYES: Greenwald, Heystek

Tank Design NOES: Saylor, Souza, Asmundson

Main motion passed by the following vote:

AYES: Saylor, Souza, Asmundson

NOES: Greenwald

ABSTAIN: Heystek

Brief Communi- D. Saylor announced the TANC meeting of June 1 will be available on
cations streaming video on city's website and the scoping period has been extended to
July 30, 2009.

D. Saylor announced a City/County/School District summit on July 17 and 18
to discuss budget impacts. By consensus, Council agreed D. Saylor would
attend as a member of the City-County Task Force.

L. Heystek announced he will attend the June 16 Council meeting via
teleconference.

L. Heystek requested Council to direct Mayor to schedule upcoming items with
no set date as agenda discussions.

Adjournment The meeting was adjourned at 12:38 a.m.

Zoe S. Mirabile, CMC
City Clerk