

## Staff Report

June 23, 2005

**TO:** City Council

**FROM:** Bill Emlen, Community Development Director  
Katherine Hess, Community Development Administrator

**SUBJECT:** Covell Village Applications

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### **Recommendation**

Staff recommends the City Council take the following actions:

1. Adopt the attached ordinance approving the Development Agreement with Covell Village Company. This is the ordinance that was introduced at the City Council meeting of June 21, 2005;
2. Approve the attached two resolutions calling for a special election in November for voter consideration of the Covell Village General Plan Amendment and Baseline Project Features and requesting consolidation with the statewide special election; and
3. Establish a City Council subcommittee for the purpose of writing the ballot argument for the election.

### **Fiscal Analysis**

Impacts of the Covell Village project have previously been presented to the City Council. The costs of the special election will be covered by Covell Village Company.

### **Background and Analysis**

On June 21, the City Council approved the General Plan Amendment for the Covell Village proposal. The Council introduced the ordinance approving the Development Agreement. This item includes the “second reading” to adopt the ordinance. (Attachment 1)

Measure J requires a General Plan Amendment for the site to be presented to the voters for a determination of whether it shall become effective. Attachment 2 is a resolution requesting the Yolo County Board of Supervisors to call a special election in November and a resolution requesting consolidation of the city's election with the statewide special election.

As part of the election process, the City Attorney will write an impartial summary of the ballot measure. The City may prepare the ballot argument in favor of the measure. Staff recommends the City Council appoint a subcommittee to prepare the ballot argument in favor of the measure and (if necessary) the rebuttal to the argument in opposition to the measure.

As a reminder, the City may not participate in campaign activities, other than the preparation of the ballot arguments. City resources may be used to provide objective information to the public, but not to advocate a vote one way or the other.

**Attachments**

1. Ordinance approving Development Agreement
2. Resolution calling for special election
3. Resolution requesting consolidation with statewide special election

