



**Davis Senior Citizens Commission  
Meeting Minutes  
Davis Senior Center  
January 13, 2005  
2:30 p.m.**

Commissioners Present: Norm Akesson, John Bonner, Mary Ellen Baldwin, Ruth Eisele, Shirley Gold, Elaine Musser and Romeo Favreau

Commissioners Absent: None

City Council Liaison: Sue Greenwald

Staff: Christine Helweg, Community Services Supervisor

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The meeting was called to order by Chair Akesson at 2:33 p.m.

**1. Approval of Agenda**

Agenda was approved. M/S/C Bonner/Musser  
Minutes of December 9, 2004 were approved. M/S/C Bonner/Musser

**2. Public Communications/Comments**

None.

**3. Written Communications**

Local senior center newsletters and the agenda for the West Sacramento Commission on Aging January 2005 Meeting Agenda were circulated.

Commissioner Eisele requested information as to the meeting location to be held in West Sacramento. Supervisor Helweg agreed to email the commission members with additional information following the meeting.

**4. City Council Liaison Report**

None (Councilwoman Greenwald arrived later in the meeting). Commissioner Bonner requested that a City Council Alternate be assigned to the senior commission since there has been no representation for the past couple of meetings. Supervisor Helweg stated that Councilmember Ted Puntillo was the designated alternate. The commission requested that an alternate to the alternate be assigned to ensure that there is a council presence at all meetings. M/S/C Bonner/Musser

**5. Unfinished Business**

a. *Continued review & discussion on proposed Covell Village Development Project* – Chairperson Akesson opened the discussion on the agenda item by receiving public comment. The following speaker presented information and/or questions related to the project:

- 1) Joann Schwartz – expressed her concerns about the proposed location for the senior Eskaton project. Ms. Schwartz stated that she feels the older adult housing should be more centralized to the downtown area to allow increased flexibility for seniors to get to a desired location independently, without pre-arranged transportation. Ms. Schwartz also expressed her concern for the proposed under crossing to the shopping center. She feels this is a safety issue for seniors.

- 2) Blaine Juchau – spoke on behalf of the Covell Village project, and provided rebuttal information to Ms. Schwartz’s concerns. Mr. Juchau stated that Eskaton has spent a significant amount of time & concern to ensure that seniors had close proximity to the proposed Village center, because they too felt it is desirable to have the older adults interacting with the community as a whole.
- 3) Commissioner Eisele – requested information from the applicant whether any considerations had been given to vehicle traffic access along F Street (over the railroad crossing). Mr. Juchau responded that there had been numerous discussions regarding access from that direction, but unfortunately, the challenges of such access just were not feasible.

Additional public guests in attendance for Project review & general informational comments included Chris Noram and Bill Streng.

Chairperson Akesson closed public comment and opened the discussion again amongst individual commission members. Commissioner Musser stated that four of the commissioners had attended the Covell Village workshop held this past Saturday, and a few issues arose there that had not been previously discussed at any of the Senior Commission meetings. Upon reviewing the minutes from the two previous commission meetings, and taking into account issues that arose at the Saturday workshop, Commissioner Musser identified ten issues that she felt were similar in nature to the whole commission. These issues included:

- 1) Is it was appropriate, at this point, for the commission to express an opinion on whether the proposed project should be built or not?
- 2) Does the Commission feel that the process of reviewing the Covell Village project should be slowed down or continue as is?
- 3) Does the commission want to express an opinion related to increased traffic & air quality?
- 4) Does the commission want to express an opinion related to the “affordability” of the proposed older adult housing?
- 5) Does the commission want to express an opinion related to the density of the proposed housing? The amount of proposed units has increased since the applicant’s initial presentation to the Senior Commission.
- 6) Should the commission (and the City) also be considering the future development of the Hunts property, which lies adjacent to the Covell Village project, at the same time?
- 7) Should the commission express an opinion on the information that has just been released related to the net cost of the proposed project to the City? Based upon current data, in the best case scenario, the project would be neutral.
- 8) Does the commission want to express an opinion on the amenities of the proposed older adult housing?
- 9) Does the commission want to express an opinion on transportation related issues surrounding the project?
- 10) Does the commission want to express an opinion related to the location of the older adult housing in relation to the proposed school/active recreation site?

In relation to the above mentioned areas, Commissioner Favreau was unsure about the age restriction for the older adults housing. He stated that he did not have enough information as to the market analysis to determine whether 55 years of age was appropriate, or if it should be placed higher, such as 65 or 70 years of age.

Commissioner Eisele also added that she is also concerned about the term “senior”, and the need to better define it. Commissioner Eisele and Musser was curious to have the questioned answered that if the market does not prevail for the older adult housing, what is the alternative plan? Is the age restriction modified or eliminated?

Commissioner Musser also hoped that the City would require the developer to mitigate any net loss in ongoing operational costs associated with bringing on the project. Her concerns for the fixed incomes of seniors being subjected to additional city taxes was a concern for the rest of the commission as well. Councilwoman Greenwald did not believe there was a mechanism for mitigating ongoing cost, however, Bill Streng stated that as an example, the City of Woodland required the developers to form an endowment to assist in supporting the City’s budget for a specified time.

The Senior Commission, as a whole, reviewed & discussed each point listed on the previous page for concensus. The commission could not come to concensus on all areas of concern, so the list was modified to include five issues. These five areas were drafted into a position statement (*see below*) to be forwarded to the Davis City Council for their consideration in review of the Covell Village project application. M/S/C Musser/Bonner

The following opinions represent a consensus by the Davis Senior Citizens Commission, as it relates to the review of the proposed Covell Village Project application. It is the desire of the Senior Citizens Commission that the City Council consider the areas of concern listed below prior to a final vote on the project.

1. The Davis Senior Citizens Commission offers no comment as to whether the proposed Covell Village Project should be undertaken or not, but restricts its point of view solely to that portion of the project having to do with older adult housing.
2. *Affordability* - the Davis Senior Citizens Commission would like to express its concern that the age requirements and planned number of units for the older adult housing of the proposed project reflect the needs within the Davis community.
3. *Fiscal Impact* - the Davis Senior Citizens Commission would like to state that the fiscal impact of this project is of great concern as it relates to the older adult population within Davis. Supplementary taxes to support ongoing operational costs may be a hardship on older adults with fixed incomes.
4. *Transportation* - the Davis Senior Citizens Commission would like to have the creation of a transportation hub within the Covell Village Project, to be located in favorable proximity to the older adult housing. This “hub” would provide a centralized point of access to multiple forms of public transportation.
5. *Amenities* - the Davis Senior Citizens Commission would like to ensure that any construction, in relation to older adult housing within the Covell Village Project, include the following:
  - a.) provide adequate heating and air conditioning capabilities, so that the special needs of seniors will not be sacrificed to the desire for energy efficiency.

b.) incorporate Universal Design features to make all older adult housing "user friendly" and accessible to the handicapped.

- b. *Continued discussion on Senior Commission Goals & Objectives* – this agenda item was deferred until February 2005. Supervisor Helweg was asked to arrange for the attendance of Lisa DeAmicis, Information & Assistance Coordinator, to attend next month's meeting, and to have Madeline Pytel from the Davis Police Department to attend the March meeting.

6. **New Business**

7. **Commission Announcements/Comments**

None.

8. **Staff Comments/Reports**

None.

9. **Review of Ongoing Work Plan/Future Agenda Items**

10. **Adjournment** – Next meeting: Thursday, February 10 at 2:30 p.m. at the Davis Senior Center.

11. **Commissioner Attendance Record as of July 1, 2004**

Name	# of meetings held	# of meetings attended
Norm Akesson	7	7
Mary Ellen Baldwin	7	3 -Written excuse recvd 11/04
John Bonner – Vice Chair	7	5
Ruth Eisele	7	6
Shirley Gold	7	5
Elaine Musser	7	7
Frans (Wiete) ter Haar	7	0 -Dismissed 11/04
Romeo Favreau	7	6
Sue Greenwald – Council	7	3

The meeting was adjourned at 4:30 p.m.

Respectfully submitted,

**Christine Helweg**

Christine Helweg

Community Services Supervisor