



**SPECIAL JOINT MEETING  
DAVIS CITY COUNCIL AND WOODLAND CITY COUNCIL  
COMMUNITY CHAMBERS  
23 RUSSELL BOULEVARD, DAVIS, CA 95616  
TUESDAY, JULY 28, 2009  
5:00 P.M.  
AGENDA**

*Members of the Davis City Council:  
Ruth Uy Asmundson, Mayor  
Don Saylor, Mayor Pro Tempore  
Sue Greenwald  
Lamar Heystek  
Stephen Souza*

*Members of the Woodland City Council:  
Marlin Davies, Mayor  
Art Pimentel, Vice Mayor  
Martie Dote  
William Marble  
Jeff Monroe*

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**PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Councilmembers.**

Roll Call

Approval of Agenda

Item 1

**Public Comments**

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**Regular Calendar**

Item 2

Update on Davis-Woodland Water Supply Project and Consideration of Establishing a Joint Powers Authority (*City Managers Bill Emlen and Mark Deven; Public Works Directors Bob Weir and Gregor Meyer*)

Recommendation:

1. Receive information and provide direction regarding further preparation, discussion, or action for establishing a Joint Exercise of Powers Agreement between the Cities of Davis and Woodland for the joint construction, ownership, and operation of the Davis-Woodland Water Supply Project
2. Agree in principle with the formation of a JPA and direct staff and legal counsel for each City to present a JPA for approval to both Councils by the end of September, 2009

## Adjournment

I declare under penalty of perjury that the foregoing agenda for the July 28, 2009, joint meeting of the Davis City Council and the Woodland City Council was personally delivered to each Councilmember and posted on the outside public bulletin board at City Hall, 23 Russell Boulevard on July 24, 2009, and made available to the public during normal business hours.

Zoe S. Mirabile, CMC  
City Clerk

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COMMUNITY CHAMBERS  
23 RUSSELL BOULEVARD, DAVIS, CA 95616  
TUESDAY, JULY 28, 2009  
7:00 P.M.  
AGENDA**

**\*\*Please note start time\*\***

*Members of the City Council:  
Ruth Uy Asmundson, Mayor  
Don Saylor, Mayor Pro Tempore  
Sue Greenwald  
Lamar Heystek  
Stephen Souza*

*Bill Emlen, City Manager  
Harriet Steiner, City Attorney*

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Roll Call

Approval of Agenda

Item 1

Council Vote and Ceremonial Presentation: Resolution Honoring Chancellor Larry Vanderhoef for His Service to UC Davis and the Davis Community

Recommendation: Approve

*Reception will follow presentation*

Item 2

**Public Comments**

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Item 3

**Consent Calendar**

All matters listed under the Consent Calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support and may be enacted by the City Council in one motion in the form listed below. There will be no separate discussion of these items; however, before the City Council votes on the motion to adopt, members of the City Council, staff, or the public may request that

specific items be removed from the Consent Calendar for separate discussion and action. Item(s) removed will be discussed later in the meeting as time permits.

- A. Resolution Authorizing the City Manager to Execute the 2009-2012 Homeless Coordination Agreement Between the City of Davis and the City of West Sacramento, City of Winters, City of Woodland, and County of Yolo (*Community Services Director Elvia Garcia-Ayala/Housing & Human Services Superintendent Danielle Foster*)

Recommendation: Approve

- B. Resolution Authorizing the City Manager to Execute Consultant Agreement with Larry Walker Associates for Assistance with Wastewater Pretreatment Program, NPDES Wastewater Salinity Minimization Plan and Stormwater Quality Program Implementation (*Public Works Director Bob Weir/Utilities Engineer Keith Smith/Assistant Planner Rhys Rowland*)

Recommendation: Approve

- C. 2009 Road Rehabilitation, Program No. 7252 (*Public Works Director Bob Weir/City Engineer Bob Clarke*)

Recommendation:

1. Approve specifications
2. Approve Resolution Awarding Contract of \$726,674.13 Teichert Construction, and approve contingency amount of \$72,667
3. Approve Resolution Authorizing the City Manager to Execute the Caltrans Program Supplement No. N024 to Administering Agency-State Agreement No. 03-5238R for Project ESPL 5238(048)

- D. Resolution in Support of SB 460, a Bill Outlining Guidelines for Publicly-Owned Utilities Related to High Voltage Transmission Lines (*Deputy City Manager Kelly Stachowicz*)

Recommendation: Review resolution, which will appear on the next City Council agenda for actual approval

- E. Resolution in Support of SB 676, a Bill to Remove State-Mandated Caps on Fees Charged by Local Jurisdictions (*Deputy City Manager Kelly Stachowicz*)

Recommendation: Review resolution, which will appear on the next City Council agenda for actual approval

- F. Resolution in Support of SCA 22, a Proposed State Constitutional Amendment to Exempt Specified State Budget Bills and State Tax Changes from the 2/3 Vote Requirement (*Deputy City Manager Kelly Stachowicz*)

Recommendation: Review resolution, which will appear on the next City Council agenda for actual approval

- G. Resolution Authorizing the City Manager to Execute "Local Tax Compliance Addendum" to Existing MuniServices, LLC Consultant Services Contract (*Assistant City Manager Paul Navazio*)

Recommendation: Approve

- H. Resolution Authorizing the City Manager to Execute Agreement with Valley Instrumentation for Equipment Instrumentation Services of Wastewater Treatment Plant, Program No. 7313 (*Public Works Director Bob Weir/Assistant Public Works Director Sue Gedestad*)

Recommendation: Approve

- I. Resolution Authorizing the City Manager to Execute a Lease for the City Property at 512 Fifth Street with Davis Community Meals (DCM) for its Use of the Property as a Cold Weather Shelter During Winter Months and as a Transitional Housing Unit for Families the Remainder of the Year, with the Contract Ending June 30, 2012 (*Community Services Director Elvia Garcia-Ayala/Housing & Human Services Superintendent Danielle Foster*)

Recommendation:

1. Approve resolution
2. Direct staff and DCM to notice the surrounding neighborhood in advance of the shelter opening each year and to provide details of the shelter and emergency contact information for DCM within the notice, holding neighborhood meetings as staff deems necessary, based on neighborhood comments

- J. Resolution Authorizing the City Manager to Execute Consultant Agreement with Municipal Financial Services for a Development of a Financial Plan and Rate Model for Sanitary Sewer and Water Utilities (*Assistant Public Works Director Sue Gedestad*)

Recommendation: Approve

- K. Ordinance Reinstating the Collection of Business License Taxes for Certain Residential Units (*Assistant City Manager Paul Navazio*)

Recommendation: Introduce

- L. Resolutions Adopting Short Term Agreements for the City of Davis Management Employees and Program Administrative and Support Employees (PASEA) (*City Manager Bill Emlen/Assistant City Manager Paul Navazio/Human Resources Administrator Melissa Chaney*)

Recommendation: Approve (staff report pending; tentatively available Monday, July 27, 2009)

- M. Commission Minutes:

1. Historical Resources Management Commission Meeting of June 15, 2009

Recommendation: Informational

2. Senior Citizens Commission Meeting of July 9, 2009

Recommendation: Informational with exception of the following action items:

- Approve final version of Guidelines for Housing that Serves Seniors and Persons with Disabilities
- Approve request to extend of the targeted end date of the Housing Strategy Committee through the end of March 2010

- N. Senior Housing Strategy Committee Schedule (*City Manager Bill Emlen/ Community Development Director Katherine Hess/Principal Planner Bob Wolcott*)  
Recommendation: Direct staff to delay initiation of work by the Committee

### Regular Calendar

#### Item 4

Wildhorse Ranch Development Project / 3003- 3075 East Covell Boulevard, North of the Intersection of East Covell Blvd. and Monarch Lane – General Plan Amendment; Rezoning and Preliminary Planned Development; Affordable Housing Plan; Development Agreement; Environmental Impact Report (*Community Development Director Katherine Hess/Principal Planner Michael Webb/Planner Ike Njoku*)

Recommendation: Approve

1. Approve Resolution Adopting CEQA Finds of Fact, Adopting a Statement of Overriding Considerations, Adopting a Mitigation Monitoring Plan, and Certifying Final Project Level Environmental Impact Report (SCH #2007072020)
2. Approve Resolution Amending the General Plan (#4-02) to Redesignate the “Wildhorse Ranch” Property from Agriculture to Five Land Use Designations of Residential High Density, Residential Medium Density, Neighborhood Greenbelt, Natural Habitat Area, and Urban Agricultural Transition Area and Establishing the Baseline Project Features Subject to Approval of the Voters
3. Introduce Ordinance Amending Section 40.01.090 of Chapter 40 of the Davis Municipal Code to Rezone Approximately 25.8 Gross Acres of the Parcel Located at 3003, 3027, and 3075 East Covell Boulevard, at the Intersection of East Covell Boulevard and Monarch Lane from Planned Development (P-D) #3-89 (Horse Ranch) to Planned Development #4-05 (Residential And Open Space Uses)
4. Approve Affordable Housing Plan #2-05, which establishes the conceptual affordable housing plan for the project attached to this report
5. Introduce Ordinance Approving a Development Agreement with Parlin Wildhorse Ranch, LLC Regarding the Project Commonly Known as Wildhorse Ranch
6. Approve Resolution Calling a Special Election to be Held in the City of Davis on Tuesday, November 3, 2009, for Submission to the Voters of a Measure Amending the General Plan to Change the Land Use Designations for the Wildhorse Ranch Property and Establishing the Wildhorse Ranch Base Line Project Features and Directing the City Clerk to Specify the Deadline for Submission of Arguments for and Against the Measure

#### Item 5

Resolution Approving the Application for Grant Funds from the SACOG 2009 Community Design Grant Program for the First Street / Third Street / B Street Corridors (*City Engineer Bob Clarke*)

Recommendation: Approve

#### Item 6

Use of Target Community Enhancement Dollars (*Deputy City Manager Kelly Stachowicz*)

Recommendation:

1. Determine the Target community enhancement funds should go to benefit downtown programs/projects

2. Direct staff to work with the Davis Downtown Business Association (DDBA) to flesh out details of a multi-media marketing campaign focused on the downtown
3. Approve Resolution Authorizing the City Manager to Execute Contract with DDBA for Downtown Marketing Campaign, in an amount not to exceed \$65,000

Item 7

Public Hearing: Consider Use of Tax Increment Funds for the Construction of Improvements to the Varsity Theatre Building (*Deputy City Manager Ken Hiatt*) (Item will also be heard by the Redevelopment Agency)

Recommendation: Open and continue public hearing to September 1, 2009

Item 8

City Council, City Manager and City Attorney Brief Communications:

- A. This item includes brief announcements, questions to be referred to staff and reports on various 2X2 meetings with other agencies
- B. City Council/Redevelopment Agency Long Range Calendar. The Council/ Agency calendar is a fluid, working document used by the Mayor and City Manager to support efficient and effective Council meetings. The calendar is subject to change to best fit items into the time schedule of the Council meetings. At this time, Council may request items be placed on a future meeting agenda.
- C. AB 1234 Reporting of Meetings Attended at City Expense

Item 9

Closed Session: Conference with Legal Counsel - Existing Litigation pursuant to Government Code §54956.9(a): City of Davis v. Pine Tree Properties, Yolo County Superior Court Case No. ED 09-965

Adjournment

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Zoe S. Mirabile, CMC  
City Clerk

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*Don Saylor, Vice Chair*

*Sue Greenwald*

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*Stephen Souza*

*Bill Emlen, Executive Director*

*Harriet Steiner, Agency Counsel*

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Roll Call

Approval of Agenda

**Item 1 Public Comments**

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**Regular Calendar**

**Item 2**

Resolution Awarding the Properties Located at 233 and 239 J Street to Habitat for Humanity Yolo County for the Development of an Affordable Ownership Housing Project (*Community Services Director Elvia Garcia-Ayala/Housing & Human Services Superintendent Danielle Foster*)

Recommendation: Approve resolution awarding development of four affordable ownership housing units at 233 and 239 J Street, which includes the relocation of existing vintage homes currently located at 311 and 315 B Street, as conditioned

**Item 3**

Public Hearing: Consider Use of Tax Increment Funds for the Construction of Improvements to the Varsity Theatre Building (*Deputy City Manager Ken Hiatt*) (Item will also be heard by the City Council)

Recommendation: Open and continue public hearing to September 1, 2009

Adjournment

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