



**Davis Senior Citizens Commission  
Meeting Minutes  
Davis Senior Center  
December 9, 2004  
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: Absent

Staff: Christine Helweg, Community Services Supervisor

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The meeting was called to order by Chair Akesson at 2:31 p.m.

**1. Approval of Agenda**

Agenda and minutes of November 9, 2004 were approved. M/S/C Eisele/Gold

**2. Public Communications/Comments**

Chris Norem, representative for the proposed Covell Village project, provided an updated project summary handout which was made available to all commissioners.

**3. Written Communications**

Local senior center newsletters were circulated amongst commission members.

**4. City Council Liaison Report**

None.

**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 speakers presented information and/or questions related to the project:

- 1) Steve Kahn – discussed three areas of concern for him which included the pace with which this project is being reviewed and processed by the City, senior health concerns related to increased traffic & air quality, and the cost of low cost housing within the proposed project. Mr. Kahn requested the Senior Commission to ask the City Council to slow down this process and take more time to properly define and evaluate the proposed project more clearly.
- 2) Joann Schwartz – expressed her concerns about increased traffic & air quality similar to Mr. Kahn's concerns. The information related to the current volume of asthma in children and seniors in Yolo County concerns her with the proposed additions connected with the Covell Village project.
- 3) Eileen Samitz – expressed her concerns related to the “affordability” of the proposed housing, the adjacent impacts of other neighboring developments such as Spring Lake, the UC Davis project and Dixon, the proposed location of the hospice facility near the go-cart track & old City landfill, as well as the air

quality due to increased traffic congestion. Ms. Samitz also stated that she does not believe the proposed project is defined adequately at this stage to make an informed decision at this time.

- 4) Peggy Upstein – expressed her support for the project. She stated that she believes this group of project developers, are the most responsible group of individuals that a City could hope for when developing a project of this magnitude. She feels that they are trying to address the needs of the community as best they can, but it is unrealistic to assume that everyone will be pleased with the final outcome.

Additional public guests in attendance for Project review & general informational comments:

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|--------------------|--------------------|-------------------|
| - Don Christiansen | - Bill Streng      | - Michael Corbitt |
| - Ida Bryan        | - Joann Schwartz   | - Pam Bains       |
| - Marian Salm      | - Connie Batterson | - Tom Frankel     |

Chairperson Akesson closed public comment and began discussion amongst individual commission members as to their thoughts & concerns related to the project. Some of the comments included the following:

- 1) Commissioner Favreau – expressed his desire to see a comprehensive market analysis of older adult needs in Davis for the next ten years. He stated that he had concerns about trying to develop recommendations and/or comments for the City Council without additional data to support a recommendation concerning the amount, type and location of the proposed senior housing. He stated his discomfort in the lack of information in how the developer determined that 185 senior units were necessary. In addition, Commissioner Favreau stated that he didn't have any strong feelings either way as it relates to the proposed location of the hospice facility. (See attached individual written comments for additional concerns)
- 2) Commissioner Musser – expressed her concerns related to the proposed school location being adjacent to the senior housing area, HVAC and energy conservation compatibility for seniors, universal design features, storage capacity in individual units, balconies, sufficient parking for guests, air quality, and traffic patterns. (See attached individual written comments for additional concerns)
- 3) Commissioner Gold – expressed similar concerns to that of Commissioners Favreau and Musser. She also expressed her desire to have considered a comprehensive public transportation plan, primarily in the evening hours, when older adults tend not to drive. Her experience at the University Retirement Community is such that there is a large interest in alternative transportation options to evening performing art events, such as the Mondavi Center. (See attached individual written comments for additional concerns)
- 4) Commissioner Baldwin – expressed her desire to see more affordable housing designed into the project. She stated that she wasn't sure about the overall "affordability" of the senior units as currently proposed. (See attached individual written comments for additional concerns)
- 5) Commissioner Bonner – expressed his concern about how the 185 units was determined and the affordability of the senior units. In addition, he also echoed Commissioner Favreau's desire to have more comprehensive data on senior

needs, by locally & regionally. (See attached individual written comments for additional concerns)

- 6) Commissioner Eisele – expressed her concerns regarding the proposed location of the school adjacent to the senior housing, the narrowness of the streets throughout the designated senior housing area, universal design features, and the affordability of the senior housing units. (See attached individual written comments for additional concerns)
- 7) Commissioner Akesson – expressed his concerns that there was not sufficient information at this time to really properly evaluate the project. It appeared that much of the project was still being defined, and there was still a lot of unanswered questions both for the commission, and that of the general public. (See attached individual written comments for additional concerns)

Throughout all the discussion from the commission members, three commonalities tended to rise to the service. These commonalities included the following: 1) The Senior Commission, as a whole, did not have a strong position, either direction as to the proposed location of the hospice facility; 2) the information on how the 185 designated senior housing units was determined was not sufficient for the Commission in determining whether the amount was appropriate for this project or not; and 3) the Commission expressed an interest in having a more detailed analysis of future older adults needs within the community over the next 10-15 years.

- b. *Continued discussion on Senior Commission Goals & Objectives* – this agenda item was deferred until January 2005.

**6. New Business**

- a. *Review and approve recommendation to the City Council for the naming of the Joe O'Rourke Memorial Board Room in the Senior Center Phase III project* – The commission unanimously approved recommendation. M/S/C Bonner/Baldwin

**7. Commission Announcements/Comments**

Commissioner Musser provided a brief update on the Yolo County Commission on Aging & Adult Services. At their first meeting, discussion items included the current status of Adult Services, In-Home Supportive Services, County employee 2-week furlough, Area 4 Agency on Aging, the Adopt-A-Family program, and the development of a Legislative platform for Yolo County. The Senior Commission requested copies of the roster for the Yolo County Commission to be distributed with their next meeting packet.

In addition, the Senior Commission requested that Lois Wolk be contacted and scheduled for a Elder Abuse presentation in early 2005. The commission would like to consider possibly drafting a letter of support for her new legislation on financial abuse of the elderly.

**8. Staff Comments/Reports**

None.

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

10. **Adjournment** – Next meeting: Thursday, January 13 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	6	6
Mary Ellen Baldwin	6	2 -Written excuse recvd 11/04
John Bonner – Vice Chair	6	4
Ruth Eisele	6	5
Shirley Gold	6	4
Elaine Musser	6	6
Frans (Wiete) ter Haar	6	0 -Dismissed 11/04
Romeo Favreau	6	5
Sue Greenwald – Council	6	2

The meeting was adjourned at 5:10 p.m.

Respectfully submitted,

**Christine Helweg**

Christine Helweg  
Community Services Supervisor