MINUTES OF THE DAVIS CITY COUNCIL
Meeting of January 8, 2019

The City Council of the City of Davis met in regular session beginning at 6:00 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Lee.

Roll Call:
Councilmembers Present: Will Arnold, Dan Carson, Lucas Frerichs, Gloria Partida, Brett Lee
Councilmembers Absent: None
Other Officers Present: City Manager Mike Webb, City Attorney Harriet Stein ner, City Clerk Zoe Mirabile

Approval of Agenda
W. Arnold moved, seconded by L. Frerichs, to approve the agenda. Motion passed unanimously.

Closed Session
City Council convened a closed session pursuant to Government Code §54954.5 to discuss the following: Conference with Legal Counsel—Anticipated Litigation:
A. Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: 1 case
B. Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: 1 case

City Council returned to open session at 6:41 p.m. with no reportable action.

City Manager Announcements
City Manager Mike Webb: Yolo County Housing hosting Pacifico community information meeting on January 10 at Montgomery Elementary. January 12 City Hall at the Market—Police Department featured. 3rd & B intersection—new signal arms and street lights installed. Tim Spencer Alley project complete—new water and sewer mains, new concrete surface. Structure fire on January 1 at Glacier Apartments.

City Council Announcements
None

Public Comments
- Elaine North: Concerned that people are not receiving appropriate protection from the Police Department.
- Eric Gudz: Revised renters rights ordinance should be agendized prior to leases due in March and April.
- Greg Ferguson: Neighbors previously requested agendized item on status of Pacifico project and impacts on neighborhood. Item has not been agendized.
• Alan Hirsch: ACME theater presenting play regarding 1911 fire. Origin of modern unions and building standards for safety.
• Will Kelly: Submitted a public records request related to Picnic Day incident and report related to independent investigation of report. State law has changed and certain records must now be made available to the public.
• Sevgi Leno: Apartments across Lake Blvd take advantage of unrestricted parking on Marina Circle. Request support for creating new parking zone.
• Brandon Herlich: Mace Blvd and Cowell Blvd construction project—safety concerns. No way for emergency vehicles to get through traffic, no on street parking, and no ADA access. South Davis residents not informed of how project was approved.

Consent Calendar

Tree Removal Mitigation Funding for Cannery Grade Separated Crossing, CIP No. 8288
1. Approved Resolution No. 19-001 - Authorizing the City Manager to Approve a Budget Adjustment for Tree Removal Mitigation for the Cannery Grade Separated Crossing Project, CIP 8288
2. Approved Budget Adjustment #60 ($202,200) – allocating road impact fees

Project Completion Adjustments for the Advanced Metering Infrastructure and Meter Replacement Project, CIP No. 8187
1. Approved Resolution No. 19-002 - Authorizing the City Manager to Execute Amendment 2 to the Agreement with Delta Engineering Sales for the Automatic Meters and to Execute an Agreement with Brown and Caldwell for Project Management Services
2. Approved Budget Adjustment #61 ($145,000) – allocating water funds

Final Project Update and Approval of Funds for Wastewater Treatment Plant Improvements Program, CIP No. 8219
1. Approved Resolution No. 19-003 - Authorizing the City Manager to Approve Funds to Purchase a Dump Truck for CIP No. 8219
2. Approved Budget Adjustment #62 ($219,100) – allocating sewer funds

Application to the Yolo Local Agency Formation Commission (LAFCO) for Annexation of the Nishi Residential Project and the West Davis Active Adult Community Project
1. Approved Resolution No. 19-004 - Adopting Resolution of Application Seeking a Change in Organization for Annexation of the Nishi Residential Project and Authorizing the City Manager to File Resolution of Application with Yolo LAFCO
2. Approved Resolution No. 19-005 - Adopting Resolution of Application Seeking a Change in Organization for Annexation of the West Davis Active Adult Community Project and Authorizing the City Manager to File Resolution of Application with Yolo LAFCO
Second Reading: Ordinance Amending Davis Municipal Code Article 18.05 to Adjust the Affordable Housing Requirements for Vertical Mixed-Use Developments and Stacked Condominiums and Amend the Alternative Affordable Rental Housing Requirements
Adopted Ordinance No. 2545 (Introduced 12/18/18)

Adopted Ordinance No. 2546 (Introduced 12/18/18)

Second Reading: Ordinance Amending Section 40.26B.080 of the Davis Municipal Code to Limit the Total Number of Non-Storefront, Delivery-Only Cannabis Retailers to a Maximum of Four (4)
Adopted Ordinance No. 2547 (Introduced 12/18/18)

Certified Local Government (CLG) September 1, 2017 through October 30, 2018 Annual Report
Informational

2018-2020 Council Focus Items Update
Informational

Commission Minutes (action): Civic Arts Commission Meetings of September 7, October 8, November 8, and December 10; Award of the 2019 Community Arts Grants
1. Received minutes as informational
2. December 10 action item: Per Civic Arts Commission recommendation, approved Resolution No. 19-006 - Approving Award of the 2019 Civic Arts Contracts Under the City’s Community Arts Grant Program and Authorizing the City Manager to Enter Into Contracts with Award Recipients

Commission Minutes:
a. Bicycling, Transportation, and Street Safety Commission Meeting of November 8, 2018
b. Planning Commission Meetings of October 10 and 24, November 14 and 28, 2018
c. Utility Rate Advisory Commission Meetings of September 19, October 4, and October 17, 2018
Informational

L. Frerichs moved, seconded by G. Partida, to approve the consent calendar as listed above. Motion passed unanimously.
D. Carson: Comments on Affordable Housing Ordinance: Request inclusion in next revision of Ordinance—definition of stacked air space and word “competition” should be replace with another.

M. Webb: Staff will include revisions to next update of Affordable Housing Ordinance.

City Council recessed at 7:11 p.m. and reconvened at 7:14 p.m.

Presentation:

Youth Empowerment Summit

Assessor/Clerk-Recorder/Registrar of Voters Jesse Salinas: Summarized program between Yolo Election Office and others to engage youth. 2018 summit attended by 74 youth; topics focused on safety, human rights, environmental issues. 2019 event to be held March 16 at Woodland Community College.

Public comment:
• Alan Hirsch: Should teach students how to make public comment, and coalition building. Need to reach out to teachers and parents.

L. Frerichs: Encourage additional youth from Davis to participate.

J. Salinas: Working with schools and library to help distribute the message to increase participation.

Safe Routes to School Program (SRTS) Update

Program Manager Rachel Hartsough: Overview of program. Conducted walk/bike audit at 11 schools, produced educational materials, identified projects incorporated into construction projects, safe routes to school maps. Track student transportation modes, monitor fluctuations in ridership. Interested in adding regular staff position after grant funding concludes.

Program Coordinator Lorretta Moore: Activities focused on bike education and encouragement.

Public comments:
• Katie Rose, Pioneer Elementary Active4.me Coordinator: Support funding for program.
• Mary Jo Bryan: Speeding bicyclists on North Davis bikepath. Need to address different speeds and safety between pedestrians and bicyclists.
• Alan Hirsch: High School should have graduation requirement to take bike safety class. School should offer curriculum regarding bicycle literacy.

Council comments included:
• Support partnership with Davis Joint Unified School District, possible opportunity related to new school facilities bond. Interested in getting commitment from school district on funding.
• Suggest pursuing more community financial support for program.
L. Frerichs moved, seconded by G. Partida, that is Council intent to fund Safe Routes To School staff position in the Fiscal Year 2019-20 proposed budget. Motion passed unanimously.

M. Webb: Will work through details via budget process. Currently position is split between different employees. Will also schedule on future City-DJUSD 2x2 Committee agendas.

City Council recessed at 8:21 p.m. and reconvened at 8:32 p.m.

City Manager Mike Webb: Construction tax established 1975; each year, Council authorizes the use of the construction tax revenues for projects. Community Enhancement Funds stem from development agreement negotiations; means to secure additional one-time revenue funds, often earmarked for specific construction projects. Request Council provide policy guidance on the prioritization of use of the unrestricted revenues received in the Community Investment Funds, Construction Tax Fund and the Community Enhancement Funds.

Public comments:
- Mary Jo Bryan: Affordable housing—Money should be spent on rehabilitating apartments instead of building new. Should develop local Davis program for section-8.
- Alan Hirsch: Should combine different funds to develop synergetic projects.

Council comments included:
- Use Community Enhancement Funds for fix it first approach: roads, bike paths, park facilities that are deteriorated.
- Need flexibility.
- Use funds for leverage and as matching funds.
- Reach nexus with developer and use funds for projects that will be utilized heavily by development residents or to address need/want in same neighborhood.
- Use certain percentage for roads.
- Fewer restrictions on Community Enhancement Funds. Council can develop general categories and fine tune list.
- General rule—maintain existing prioritized over adding new. If add, must be for specific reason such as nexus, seed money, leverage, etc.

City Manager Mike Webb: Summarized efforts—established grant matching fund, consolidated efforts within City Manager’s Office, hired grants consultant. Over last two calendar years, grants totaled $16 million, equivalent to approximately 20% of single year General Fund budget. Next step: establish on-call grant writer list.
City Council recessed at 9:39 p.m. and reconvened at 9:47 p.m.

**2019 State Legislative Platform**

Assistant City Manager Kelly Stachowicz: Platform includes: 1 budget priority—Secure $2.7 million in gap funding for the I-80/Richards Blvd Interchange Project. 2 legislative/regulatory priorities—Amend California Transportation Agreement to allow city to charge for parking at Amtrak Station. Change Regional Housing Needs Allocation (RHNA) process to allow city greater flexibility in fulfilling requirements. 3 advocacy priorities—Local-state sustainable investment incentives program SB5/AB11; Junior accessory dwelling units, AB2406; CalPERS – responsibility for calculation errors.

Public comments:
- Ron Oertel: Support clarification on RHNA process.

W. Arnold moved, seconded by B. Lee, to approve Resolution No. 19-007 - Authorizing the Adoption of a 2019 State Legislative Platform. Motion passed unanimously.

**Undeveloped Property in the City of Davis**

Community & Business Engagement Director Diane Parro: Overview of undeveloped property.

Assistant City Manager Ashley Feeney: Recommended next steps: Deeper dive into existing opportunities in vacant land inventory. Build Economic Development Strategy—revising past to inform the future, outreach, research successful strategies, local and regional partner organizations, revenue analysis, options for near-term and long-term strategies, viability and alignment with strengths and values.

Public comments:
- Helen Roland, Davis Opportunity Village: Propose developing public-private partnership with landowner for commercial use on ground floor, and housing for homeless population above.
- Alan Hirsch: Look at properties on fringes of city. Facilitate development for strategic uses.
- Ronald Oertel: Support looking at under-developed properties. Oppose the City converting existing commercial sites to residential.

Council comments included:
- PG&E site—would they possibly sell?
- Possible low impact development opportunities on properties such as the Frontier Fertilizer site? Remediation for commercial or industrial site is less than residential. Find out timeline for when final remediation will occur.
- Larger scale center to create critical mass will be hard to accomplish with the available land.
- Create vision. What is feasible? Define what we want. Create steady revenue stream.
- Support investing in technology transfer from UCD.
- Interested in what uses are allowed on parcels. What do uses provide in terms of potential revenue? Indicate which parcels have proposals under review.

AB1234 Reporting

None

Tentative Meeting Schedule

L. Frerichs: Discussion of Pacifico housing options.
B. Lee: Current project and proposed future County project.
M. Webb: Pending use permit application for Pacifico—deliberate about timing.
W. Arnold: Pacifico and adjacent neighbors. Caution not to conflate two issues. (1) Issues surrounding current use and potential action to address. (2) Future proposal. Should have full discussion on both issues.

L. Frerichs: Neighborhood protections and Renters Rights 2.0.
M. Webb: Discussing with staff to allocate resources.

G. Partida: RVs as residences. Not allowed currently. Interested in exploration to allow as accessory dwellings. Look at safety around issue.
M. Webb: Options and opportunities to permit residing in RV units within city limits.

B. Lee: Creation of parking district. Staff provide summary of process. Council discussion about when to approve districts.
M. Webb: Background of process. Policy discussion.
W. Arnold: Request inventory of parking districts. Reasoning for districts.

Adjournment

Meeting was adjourned at 11:00 p.m.

Zoe Mirabile
City Clerk