MINUTES OF THE DAVIS CITY COUNCIL
Meeting of April 15, 2025

The City Council of the City of Davis met in regular meeting session beginning at 6:40 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Bapu Vaitla.

Roll Call:	Councilmembers Present:	Josh Chapman, Linda Deos, Donna Neville, Gloria Partida, Bapu Vaitla
	Councilmembers Absent:	None
	Other Officers Present:	Interim City Manager Kelly Stachowicz, City Attorney Inder Khalsa, City Clerk Zoe Mirabile

Approval of Agenda

B. Vaitla moved, seconded by J. Chapman, to add an urgency item to the agenda to receive an update on the shootings on Saturday in Community Park. As per Government Code, the City is required to find that this item came to light after the posting of the agenda Friday afternoon and the item is necessary to discuss now. This item will be taken up after City Manager Brief Announcements and before general public comment. Council must make appropriate findings and vote by 2/3rds to add item. Motion passed unanimously.

J. Chapman moved, seconded by L. Deos, to approve the agenda as amended. Motion passed unanimously.

Ceremonial Presentation

A. Proclamation Recognizing April 5 as Arbor Day, presented by D. Neville
B. Proclamation Recognizing April 13-19 as National Public Safety Telecommunicators Week, presented by B. Vaitla
C. Proclamation Recognizing April as American Muslim Appreciation and Awareness Month, presented by L. Deos

City Council recessed at 6:50 p.m. and reconvened at 6:55 p.m.

City Manager Announcements

Interim City Manager Kelly Stachowicz: Golden Heart Award nomination deadline extended to April 22. April 26—City celebration of Cesar Chavez in Central Park. May 4—15th Annual Loopalooza, explore Davis Bike Loop at 10 interactive activity stations on the 12-mile loop.

City Council Announcements and Liaison Reports

None

Item Added to Agenda:

Police Chief Todd Henry: Provided information on shootings that occurred in Community Park on April 12, 2025 and status of investigation.

Update on April 12, 2025 Shootings in Community Park

Public comments:

- Ron Glick: Human Relations Commission is in need of intervention; commissioners were trying to put forward something without vetting or consensus. Would be productive to provide opportunity for people to discuss, feel each other's pain, reach understanding, realize how one person's rhetoric is received and perceived.
- Alan Miller: Advertisements for Saturday event were promoted on social media throughout northern California.
- Unnamed individual: Parent of Little League participant. Attended game at field on April 12. Youth were traumatized from shootings. City needs to protect its children. Fraternity started promoting event on February 25 with poplar DJ.
- Norbie Kumagai: Residents should not have to tolerate this behavior at Picnic Day celebrations. Thank law enforcement for response. City can do better.
- Beth Bourne: Concerned about level of violence in town. Should denounce all violence.

L. Deos moved, seconded by D. Neville, to create a Council Subcommittee of J. Chapman and B. Vaitla to work with staff and meet with University to address issues of communication and process related to Picnic Day. Motion passed unanimously.

Public Comments

- Buck Hudding: Regular Item 2025 Pavement Management Report Update—Should not delay bikepath maintenance in south Davis. If possible, should schedule Drummond to Donovan Court repavement earlier than 2028; currently lot of subsidence.
- Unnamed individual. Pavement—Disheartening to watch infrastructure on Albany Avenue decay, fix not scheduled until 2028. Pleased that greenbelt will be fixed in 2026.
- Beth Bourne: Physically assaulted when demonstrating on UC Davis campus. Oppose gender reassignment surgery.
- David Siegel: Caution against relying on mutual aid from UC Davis Police; recent riot on campus where they did not stop assault.
- Ellie Fairclough: Pavement—Support staff recommendation to allocate funding to address smaller street pavement issues. Suggest Council address certain number of smaller streets each year.
- Justine Villanueva, Davis Arts Alliance 2025 Public Arts Campaign: Book publisher and founder of Davis based press. Published multilingual books for children on the Philippine diaspora. Thank city for funding and supporting art in Davis.
- Richard and Nancy Storm: Own property at 1015 Olive Drive, Design House. Consent calendar item Purchase and Sale Agreement for

1021 Olive Drive—believe combining two sites will enable a better outcome. Ask Council to pull item and consider our proposed buyer instead.

- Dean Raymond, Davis Jews for Justice: Consent calendar item Community Picnic to Celebrate Jewish American Heritage Month—Human Relations Commission asked for additional groups to get involved in event planning and for it to be non-political and inclusive for all.
- Kirk and Kevin Khasigian, HK3 OZ Fund 1 LLC: Olive Drive Purchase—Appreciate hard work and thorough process for surplus land. Local family development company, thrilled to bring project to Davis. Hope to collaborate and grow.
- Alan Miller: Corner of 5th and J Streets—need traffic barriers immediately due to numerous traffic accidents. Attended recent Human Relations Commission—meeting was dysfunctional, commissioners exhibited manipulation and passive aggressive behavior. Can't force people to work together in the nature of inclusivity. Causing divisiveness.
- Unnamed individual: Human Relations Commission allows people to feel heard and share what they have been afraid to share in the past.
- Scott Steward: Recent Human Relations Commission meeting was difficult but constructive. Report provided was precedent setting and allowed people to feel heard.
- Elsa Braun Luka Drouka, Ella, Leah, and unnamed individual: Consent calendar item Huynh Award Nominations—Oppose nomination of Ann Block for Huynh Award. Used antisemitic language online and in person
- Robert Holland: Picnic to Celebrate Jewish American Heritage Month—Human Relations Commission was manipulative and required event promoters to include political groups. Should allow celebration to proceed as originally planned without political agenda.
- Harriet Gadisman and Dassa Ramirro: Picnic to Celebrate Jewish American Heritage Month—support. Event on May 29 in Central Park. Celebrating resilience and success of Jewish American immigrants. Event is free and open to public. Organized thoughtfully and apolitically. Celebrate diversity and inclusivity.
- Connor Gorman: Should try to avoid scheduling City Council meetings on Tax Day. Consent calendar item 2025 Pyrotechnic Displays—Serious issues with fireworks. Consider alternative such as drone light show.
- Greg Rowe and Ellen Kalorick: Consent calendar item Purchase and Sale Agreement for 1021 Olive Drive—proceeds from sale should go to Housing Trust Fund.
- Doug Patterson: Oppose overnight camping; very expensive and creating additional problems. Should study examples from other cities of Berkeley, Hayward, San Francisco.

- Unnamed individual: Community Picnic to Celebrate Jewish American Heritage Month—support, important event for community. Event is not and must not be made into a political statement. Attended Human Relations Commission meeting and left in concern because of statements made by commission members.

Consent Calendar

On Call Professional Services Agreement Task Order for Aquifer Storage Recover (ASR) Pilot, Phase 1
Approve Resolution No. 25-047 - Authorizing the City Manager to Execute Task Order 45 with West Yost for Services Related to ASR Pilot, Phase 1

Maintenance Service Agreement for Inspection and Maintenance on Anaerobic Digester Mechanical Mixer at the Wastewater Treatment Plant
Approve Resolution No. 25-048 - Authorizing the City Manager to Execute a Maintenance Service Agreement With WesTech Engineering for a Not to Exceed Amount of $68,000 for Digester Mixer Maintenance at the Wastewater Treatment Plant

Maintenance Service Agreement for Cleaning of Digester #1 at the Wastewater Treatment Plant
Approve Resolution No. 25-049 - Authorizing the City Manager to Execute a Maintenance Service Agreement With Wastewater Solids Management Company for a Not to Exceed Amount of $80,000 for Digester Cleaning at the Wastewater Treatment Plant

Professional Services Agreement Amendment No. 1 for the Willowgrove (formerly Shriners) Environmental Impact Report (EIR)
Approve Resolution No. 25-050 - Authorizing the City Manager to Execute a Professional Services Contract Amendment with Raney Planning and Management for the Willowgrove Project EIR

Contingency Increase for the Veterans Memorial Theater Siding Project, CIP No. ET0016
Approve Resolution No. 25-051 - Increasing Construction Contingency to J-Walt Construction for the Veterans Memorial Theater Siding Replacement Project

Purchase and Sale Agreement for 1021 Olive Drive

1. Find that, pursuant to Section 15162 of the CEQA Guidelines, the purchase and sale agreement with HK3 OZ Fund 1 LLC to sell the 1021 Olive Drive does not require additional environmental review under CEQA. The action is within the scope of the CEQA analysis that was conducted in connection with the City's adoption of its 6th Cycle Housing Element, which identified this site on the City's sites inventory to accommodate the City's Regional Housing Needs Allocation (RHNA), as well as the subsequent General Plan designation

and rezoning of the site from Mixed Use to PD-05-22 to accommodate high density residential development. In connection with these actions, the City Council adopted Negative Declaration #04-21 and Negative Declaration #03-21, which fully evaluated the environmental impacts associated with the rezoning of the property to high-density residential. The City Council finds that the sale of the property for the use contemplated in the previous actions will not create any new significant impacts or substantially worsen any previously identified impacts. The sale of the property is for the use, density, and scale of development previously analyzed by the City.

2. Approve Resolution No. 25-052 - Containing Certain CEQA Findings, Delegating Authority to the City Manager to Execute a Purchase and Sale Agreement for the Disposition of 1021 Olive Drive and to Take All Actions Necessary or Advisable to Complete the Transaction and Act on Their Behalf During the Post-Closing Period
3. Approve Budget Resolution No. 25-053 - Amending the FY24/25 Budget General Fund (001) and Low/Mod Housing Fund (160), Increasing Revenues in Both Funds from the Proceeds of the Sale of 1021 Olive Drive by $285,000 and Increasing Expenditures in the General Fund By $45,000

Inventopia Loan Amendment

1. Make the following findings regarding the requested Inventopia loan amendment:
   a. The loan is a public benefit in that it would create economic opportunity for the community, consistent with Government Code § 52200 et seq.
   b. The loan would result in at least six full-time equivalent, permanent jobs (i.e., one full-time equivalent, permanent job for every $35,000 of City investment in the Project) after the loan is repaid as required by the Government Code § 52200 et seq.
   c. A City-funded loan is necessary for the feasibility of the next phase of Inventopia's activities, as such assistance is not available to Inventopia on the same economic terms in the private market.
2. Approve Resolution No. 25-054 - Amending the FY2024/25 Budget General Fund (001) Increasing Expenditures in the General Fund for a $185,000 Loan Amendment with Inventopia
3. Approve Resolution No. 25-055 - Containing Certain Findings and Delegating Authority to the City Manager to Prepare and Execute a Loan Amendment with Inventopia, a California Nonprofit, in the Amount of $185,000 and Authorizing the City Manager to Take All Actions Necessary or Advisable to Implement the Loan Amendment

Budget Amendment Authorization Follow Up for Emergency Sewer Repair

Approve Resolution No. 25-056 - Authorizing the City Manager to Amend the Budget to Account for Previously Approved Emergency Collections Infrastructure Repair

2025 SACOG Regional Funding STIP Set Aside Funding Update and Memorandum of Understanding (MOU) Regarding the State Transportation Improvement Program (STIP) Regional Set Aside Funding
Approve Resolution No. 25-057 - Authorizing the City Manager to Execute an MOU Between the City of Davis and Yolo County Public Agencies Regarding SACOG STIP Regional Set-Aside Funding

Amended and Restated Assignment and Assumption of the Development Agreement for the Chiles Ranch Project
Approve Resolution No. 25-058 - Approving the Amended and Restated Assignment and Assumption of Development Agreement for the Chiles Ranch Project

2025 Pyrotechnic Displays
Approve Resolution No. 25-059 - Authorizing Pyrotechnic Displays for the Purpose of the City of Davis Fourth of July Celebration
Motion passed by the following vote:
AYES: Chapman, Deos, Neville, Partida
NOES: Vaitla

City Manager Purchasing and Approval Authorization During City Council Break
Approve Resolution No. 25-060 - Authorizing the City Manager to Execute Professional Services Contracts, Award Construction Contracts, Manage Grants and Approve Budget Adjustments From April 16, 2025 Through May 12, 2025

Commission Action Item: 2025 Thong Hy Huynh Awards Recipient Recommendations
Ratify the following nomination recommendations from the Human Relations Commission for the 2025 Thong Hy Huynh Awards.

- 18 and Older Category: Ann Block; Dillan Horton
- Community Organization Category: Davis Night Market; Delta of Venus/Lee Walthall

Commission Action Item: Human Relations Commission Recommendation to Endorse Community Picnic to Celebrate Jewish American Heritage Month
Approve the Human Relations Commission request for the City to endorse the planned Jewish American Heritage Month community picnic with modifications:

a. Provide endorsement of the event, with requirements to the organizer to pay for associated costs

Commission Minutes: Open Space and Habitat Commission Meeting of December 2, 2024
Informational

D. Neville moved, seconded by L. Deos, to approve the consent calendar as listed above. Motion passed unanimously.

City Council recessed at 8:24 p.m. and reconvened at 8:32 p.m.

Valley Vision Presentation: We Prosper Together Initiative

Evan Schmidt, Valley Vision Chief Executive Officer: We Prosper Together brings together eight counties to create job and reduce barriers for historically underinvested communities, increase climate resilience in our economy. Diversification and job creation strategy. Greatest opportunities for job growth: high-potential tradable sectors such as business services, precision manufacturing, working land, biotechnology. Opportunity sectors include construction, health care, tourism, and creative economy. Aligned with Goal 2 of the Davis Draft Consolidated Plan for expanded economic opportunities.

Public comment:

- Connor Gorman: Support community-led economic development. Need to make sure workers have proper pay and benefits and affordable, accessible housing. Consider commercial vacancy tax as economic development.

Public Hearing: 2025-29 Draft Five-Year Consolidated Plan and Updated Citizen Participation Plan; and CDBG and HOME Program Year One Annual Action Plan Draft

Social Services and Housing Director Dana Bailey: Summarized development of the 2025-29 Draft Five-Year Consolidated Plan and plan components including Citizen's Participation Plan, needs assessment, housing market analysis and strategic plan and annual goals. Overview of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Program Year One Annual Action Plan.

Mayor Vaitla opened the public hearing.

- Connor Gorman: Generally support identified community needs and goals. Support additional outreach to individuals that will be most impacted by programs. Priority is affordable accessible housing. Could also use funds to increase filtration and ventilation in public buildings.

Mayor Vaitla closed the public hearing.

J. Chapman moved, seconded by G. Partida, to approve Resolution No. 25-061 - Adopting the 2025-2029 Consolidated Plan and 2025 Year One

Annual Action Plan with U.S. Department of Housing and Urban Development (HUD) Statutory Suspensions and Waiver Authorities. Motion passed unanimously.

2025 Pavement Management Report Update, CIP No. ET8250

Principal Civil Engineer Melissa Marshall: Summarized pavement management program that includes both streets and bikepaths. Evaluate alternative budget scenarios to improve PCI and decrease cost, eliminate or reduce deferred maintenance. Based on 2025 pavement survey, network is in fair condition. Existing budget of $9 million per year is insufficient to reach target PCI.

Public comments:

- Dan Carson: Expectation from Measure Q sales tax campaign was that revenue would be used to address street and bikepath maintenance. Should front load spending and not delay to future years.
- Elaine Roberts-Musser: In December 2024, staff identified the need for $14 million per year to address pavement needs. City should fully fund.
- Russell Snyder, Executive Director Asphalt Pavement Association: Investing in roads is always a good idea. Not only will there be potential cost increase if delayed, there will also be costs to residents in vehicle maintenance from use of streets.
- Alan Miller: Residents often complain about potholes. Over 10 years ago, staff recommended fully funding pavement maintenance because of increased deterioration over time. City may be opening itself to liability if bike riders crash.
- Mark Huising: Well-maintained roads in other countries are funded differently, such as charging for cost per vehicle load. Deterioration to streets is due to high vehicle use. Should encourage alternative transportation and fully fund pavement maintenance for bike paths.
- Elly Lowe: Should fund pavement maintenance for failed streets. Traffic accidents at 5th and J Streets; consider closing off J Street at Fifth Street with barrier.

Councilmembers provided individual comments including:

- Interest in funding scenario that addresses failed streets within a target of 3 years.
- Support front loading funding.
- Think PCI target is lower than what community expects.
- Since bikepaths are in better condition than streets, consider allocating more to streets
- Concerned about deferred maintenance costs.
- Consider other funding options—bond measure or parcel tax.

Public Works Engineering & Transportation Director Dianna Jensen: If Council interested in front loading funding, staff will run more analysis to determine what streets would be fixed under what conditions.

By consensus, City Council:

1. Accepted the 2025 Pavement Management Report
2. Directed staff to continue to work with the Council Pavement Management Subcommittee to develop further pavement funding options

AB 1234 Reporting

D. Neville: Attended nonprofit fundraiser Thriving Pink

Long Range Calendar

K. Stachowicz: Next meeting is May 13. New items added will be General Plan Kick Off and Discussion of potential timing of Measure J/R/D election.

Public comment:

- Allen Miller: Discuss meaning of the words “routine” and “non-controversial.”

Adjournment

Meeting was adjourned at 10:57 p.m.

Zoe Mirabile
City Clerk