

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of November 4, 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: City Manager Daryel Dunston, City Attorney Inder Khalsa, City Clerk Zoe Mirabile

Approval of Agenda D. Neville moved, seconded by J. Chapman, to approve the agenda. Motion passed unanimously.

Ceremonial Presentations Ceremonial Presentations of Proclamations:
A. Recognizing November 11 as Veterans Day, presented by L. Deos
B. Recognizing November 29 as Small Business Saturday, presented by J. Chapman
C. Recognizing November 10-14 as Law Enforcement Records and Support Personnel Week, presented by G. Partida
D. Recognizing November as Native American Heritage Month, presented by G. Partida
E. Recognizing 2025 Yolo Philanthropy Awards Recipients, presented by D. Neville
F. Reaffirming Friendship and Support of Our Sister City, Uman, Ukraine, presented by B. Vaitla

City Council recessed at 7:07 p.m. and reconvened at 7:24 p.m.

City Manager Announcements City Manager Daryel Dunston: November 11—Veterans Day, city offices will be closed. SNAP/Cal Fresh update—Yolo Food Bank added distribution sites in Davis and UC Davis, Yolo County to donate \$225,000 towards “Food First” program.

City Council Announcements and Liaison Reports None

Public Comments

- Beth Bourne and Dorte Jensen: Council should make a statement that all hate crime behavior will not be tolerated.

- Kim Coontz, California Center for Cooperative Development: Village Farms project—should integrate limited equity housing cooperative into project approvals. Provide more options for affordable housing.
- David Allebrun, Till Angerman, Kath Bozay, Matt Buker, Gruyire, Huan Ho, unnamed individual: Should divest from Elon Musk companies. Request City phase out any existing contracts and prohibit any future contracts with Musk controlled companies, and suspend use of X/Twitter.
- Alan Miller: Respite Center discussion at Council several meetings ago did not result in action that neighbors sought.
- Ning Wan: Support civil justice
- Chris Zenkevich, Davis Chamber Players: Concerts made possible by donations from city and other local organizations.
- Dapo Okupe: Need to fully fund pavement program; roads and sidewalks are in deteriorating condition.
- Hugo: Elementary student, bike to school every day. Safety concern biking across busy roads. Long wait time at lights, up to 2.5 minutes. Need separated crossings and/or separated bike lanes from roads.
- Mark Huising: Village Farms project location has a wait time at crosswalk up to 2.5 minutes. A grade separated crossing will help save time for bikers and pedestrians and provide opportunity to mitigate traffic impacts from development.
- Judy Ennis: Social Services Commission was tasked with determining whether Project Individualized Program (PIP) would allow for units to be built. Commission position is to do whatever is needed to get maximum number of units built.
- Catherine Brinkley: Council should consider Village Farms project alternative to keep same number of units with smaller footprint.
- Unnamed individual: Village Farms—Needs to be affordable for families.
- Alan Hirsch: Davis residents love their community. Even through disagreements, intentions are good.

Consent Calendar

Agreement to Improve Fiber-Optic Infrastructure

Approve Resolution No. 25-154 – Authorizing the City Manager to Execute Agreements with Crown Castle Fiber LLC to Improve Fiber-Optic Infrastructure Services

Amendment #3 to Agreement for Accounting Services

Approve Resolution No. 25-155 – Authorizing the City Manager to Execute Amendment #3 with SRYAN Consulting LLC to Extend Contract for Accounting Services

Replacement Primary Network Firewall for City Hall

Approve Resolution No. 25-156 – Authorizing the City Manager to Purchase a Replacement Firewall from Palo Alto/Immer1

Grant Acceptance – Federal Emergency Management Agency (FEMA) and California Governor’s Office of Emergency Services (Cal OES) State and Local Cybersecurity Grant Program (SLCGP)

Approve Resolution No. 25-157 – Accepting the FEMA and Cal OES SLCGP Grant Funds and Amending Fiscal Year 2025/26 Budget

Grant Acceptance – Office of Traffic Safety

Approve Resolution No. 25-158 – Accepting State of California Office of Traffic Safety Grant Funds and Amending Fiscal Year 2025/26 Budget

J. Chapman recused from the following item due to business interest downtown and membership in DBID.

Intention to Levy and Collect an Assessment for FY 2026-2027 Downtown Business Improvement District (DBID)

Approve Resolution No. 25-159 – Intention to Levy and Collect the BID Annual Assessment Fee for the Core Area and Periphery Core Benefit Zones Pursuant to the Parking and Business Improvement Area Law of 1989 for the DBID for FY 2026-27

Motion passed by the following vote:

AYES: Deos, Neville, Partida, Vaitla

NOES: None

ABSENT: Chapman (recuse)

Second Reading of 2025 Zoning Omnibus and Municipal Code Amendments:

1. Ordinance No. 2677 – Amending Various Sections of Chapter 40 of the Davis Municipal Code to Update and Clarify the Provisions of the Zoning Ordinance to Create a More Streamlined Approach to Entitlement Processing and to Remain Consistent with the State of California Requirements
2. Ordinance No. 2678 – Amending Various Sections of Chapters 8, 34, 36 and 37 of the Davis Municipal Code to Update and Clarify the Provisions of the Davis Municipal Code to Create a More Streamlined Approach to Entitlement Processing and to Remain Consistent with the State of California Requirements

Adopt (Introduced 10/21/2025)

Commission Minutes:

1. Climate and Environmental Justice Commission Meetings of March 31, May 27, June 23, and September 22, 2025
2. Planning Commission Meeting of September 10, 2025

Informational

L. Deos moved, seconded by G. Partida, to approve the consent calendar. Motion passed unanimously.

Workshop:
Village Farms
Davis Project
– Pre-General
Plan Amend-
ment, Pre-
zone/Prelimi-
nary Planned
Development,
Development
Agreement,
Annexa-
tion/Sphere of
Influence
Amendment

Principal Planner Dara Dungworth: Summarized proposed project application materials and request for feedback on specified aspects of the project.

John Gard, Fehr & Peers, traffic consultant: Overview of project access points; bicycle, pedestrian and transit amenities; local transportation analysis; and proposed traffic mitigation infrastructure improvements.

Rochelle Swanson and Bryan Foster, representing Village Farms applicant: Project increases housing supply and diversity. Overview of unit mix and sustainable features, preservation of habitat, construction phasing plan. Project will not increase or change downstream drainage flows.

City Council recessed at 9:01 p.m. and reconvened at 9:11 p.m.

Public comments:

- Susan Ranier; Dapo Okupe; Marianne Hernandez; David McGloughlin; Elizabeth Rey; Nancy Price; Mia Neyer; Robert Chisem; Jeff Meritt; Ziv Lang; Jim Watson; Alan Miller; Eileen Samitz; Glen Holstein; Rich Harvey; Michael Reynolds; Jason Voss; Tim Hoban; John Keller; Jacob; Catherine Keller; Susan Simm; Jennifer Cariglio; Mary Caridi; Luanna Villanueva; Peggine; Deanna Gomby; Robert Holbradt: Oppose project. Too big. Heavy traffic impacts. Inadequate infrastructure planning. Housing will be unaffordable for young families. Immediately adjacent to old landfill and sewage treatment plant. Toxic contamination on site. Need final EIR, Development Agreement, baseline features. Need more land dedication.
- Ron Glick, Elaine Roberts-Musser, Dan Carson: City can't afford to build and operate additional fire station due to budget constraints. Should remove references to fire station.
- Margie Longo: Developers should meet with Wildhorse Neighborhood Association. Need hydrology plan to address surrounding flood plains and drainage channel update.
- Hiram Jackson and Chris Theg: Should move project forward to ballot.
- John Sherkman and John Zeller: Need reduced footprint alternative, only below Channel A.
- Leslie Blevins; Joe Romero, Yolo County Association of Realtors; Eugene Gruver; David Massey; Cody Westergaard; Krista Hoffman; Victor Lagunes; Roxanne; Marj Zaria; Leslie Coleman; Edith Stable; Katie Dule-Hendricks; Laura McLichley; Bailey; Josh Ochopa; Frank Deakes; Augusta Kletter; Kristen; Marna Isle; Tammy Clements; Amber Whitmer; Steve Reynolds; Nick; Susanna; Gwyn; Mikey; Jamie;

Helen Leonard: Support project. Housing will bring new families to town and address declining school enrollment. Support down payment assistance program. Over half of site will be preserved as open space, parks, or greenbelts. Smart growth, site surrounded by existing neighborhoods. Diverse range of housing options at different price points.

- Alan Pryor: CA Dept of Water Resources has confirmed that project is not at risk due to contaminants. Project has been engineered to survive a 200 year flood event.
- Ellen Kalorik and Barbara Clutter: Need to build infrastructure and affordable housing first. Park should be adjacent to high density housing.
- Elizabeth Coolbrith, Kelly and Miles Gerickle: Connection to Cannery neighborhood should only be bike/pedestrian.
- Ari Halberstadt: Should include language in Development Agreement to require connection to municipal electric utility if city should form one.
- David Thompson: Should eliminate option for cooperative housing, infeasible unless developer covers all costs.

Councilmembers provided feedback, including:

General Plan Amendment: Land Use Action LU 1.1E

D. Neville/L. Deos support proposed text amendment to the existing General Plan to delete Land Use Action LU 1.1E: "Create and maintain an effective growth management system designed to keep the population of the City below 54,000 and the number of single-family dwellings below 15,500 in 2010..."

Development Agreement Exhibit H: Agricultural Features

By consensus, Council supports the 107-acre soil borrow site being given a land use/zoning designation of "Agriculture" and exempting the 47-acre wetland habitat area and the 107-acre soil borrow site from the City's agricultural land mitigation requirements.

Prezone/Preliminary Planned Development

- D. Neville/L. Deos: Interested in fewer larger single family homes, support more missing middle housing, attached units, smaller lots.
- B. Vaitla: Maximize smaller lots, starter homes.
- G. Partida: Support concept, but need to make it work fiscally to not lose any affordable housing.
- J. Chapman: Support, suggest Council provide direction on preferred number of units. Not want to lose any project features.

B. Vaitla: Council Subcommittee can discuss and develop details with staff and applicant. Push as far as feasible for project viability.

Development Agreement Exhibit E: Affordable Housing Plan

J. Chapman: Not interested in land dedication, instead want units built. \$4.9 million contribution could be better spent than on down payment assistance. If provided, down payment assistance program should be income qualified.

G. Partida: Ok with land dedication and \$2 million contribution to Housing Trust Fund. Not sure about cooperative feasibility, open to exploring. Consider land dedication to Davis Joint Unified School District (DJUSD) for housing development. Down payment assistance program—how much will it address local workforce needs? Can do more with \$4.9 million.

B. Vaitla: Oppose Affordable Housing Plan, should go back to initial offer. Priority is to get units constructed. Current proposal is not equivalent value. \$4.9 million should be put into Housing Trust Fund for city to determine best use. Oppose down payment assistance program as proposed.

L. Deos/D. Neville: Also want units built. If able to build with Project Individualized Program (PIP), then support. If not, should proceed with ministerial route.

Developer team response:

Rochelle Swanson: Need to have conversation about phasing and feasibility if applicant builds affordable units.

Doug Buzbee: Open to responding to Council comments and working with staff on ministerial process to build units. Will coordinate with non-profit developer and need to develop phasing plan. Need to vet what applicant can commit to doing.

Sandy Whitcombe: Want clear direction from Council. Will work with staff.

Economic Development Director Katie Yancey: If Council direction is related to construction certainty, will work with applicant on either ministerial route or amended PIP to accomplish construction. Council consensus.

Development Agreement Exhibit N – Wetland Preservation

Council consensus, agree with proposed commitments.

Development Agreement Exhibit F – Sustainability Features

D. Neville: Interested in Subcommittee discussing with staff possible provisions related to down-stream flood impacts.

L. Deos: Explore possibility of resiliency hub with micro grid.

J. Chapman: Explore more regional transit opportunities. Need more traffic mitigation. Provide electric bike and scooter stations. Installation of solar panels in multi-family and parking lot areas. Can carbon offsets go into fund? Or local organization?

Public Works Engineering & Transportation Director Ryan Chapman:
Can add language to DA to indicate that if/when local/regional carbon offset bank exists or opportunities arise locally, project carbon offsets will be allocated.

B. Vaitla: Whatever carbon offsets are required, ask applicant to work with city to determine best use for mitigation dollars. Support focus on transit. Interested in language related to if a public utility is realized, applicant will participate. Require creation of conduit for future utility.

Development Agreement Exhibit G – Transportation Features

D. Neville: Overcrossings in baseline features.

L. Deos: Want over/under crossings in baseline features and DA. Support connection to Cannery roundabout. If feasible, explore crossing on Covell.

G. Partida: Overcrossing in baseline. Cannery connection—ok to be bike/pedestrian. Interested in over/under crossing on Covell Blvd.

J. Chapman: Crossings in DA. Request staff analysis of Cannery connection limited to bike/ped. Consider other incentives for transit such as free bus passes.

L. Deos: Consider allowing emergency vehicles on Cannery connection. Supported by J. Chapman and G. Partida.

B. Vaitla: Ok with limiting Cannery connection. Covell crossing higher priority than Pole Line. L. Deos agree.

B. Vaitla: Ask staff to analyze crossings, determine priorities and pros/cons of 3 sites.

Development Agreement Exhibit I – Park Features

L. Deos: Park phasing—Clear written requirements to build early in project. Need financing mechanism for maintenance. Support lit fields. Consider adding to DA. Ambivalent about gym. More interested in community space as resiliency hub with micro grid.

D. Neville: Agree, park should be built at time of certificate of occupancy for adjacent area. Support lit fields.

J. Chapman: Support lit fields, consider parking area for fields. Need to understand if Parks & Community Services Department can maintain and operate fields. Interested in inclusive playground
G. Partida: Support lit fields, dog park, gym—great if can serve as resiliency hub.
B. Vaitla: Consider what can be obtained based on needs assessment.

Development Agreement Exhibit J – Urban Forest Features
No comments from councilmembers.

Development Agreement Exhibit K – Financing
No comments from councilmembers.

Development Agreement Exhibit L – Phasing

D. Neville: Affordable housing as early as possible.
L. Deos: Affordable housing built early, parks built at same time.
B. Vaitla: Consider how to maximize student yield as soon as possible.

Development Agreement Exhibit O – Community Benefits

J. Chapman: Support education farm and pre-K early learning center. Understand long term cost for 4th fire station, interested in options for flexibility. Consider relocation when current station needs replacement.
G. Partida: Concern with fire station financing. Understand need.
D. Neville: Support farm and pre-k. Fire station—operational costs high. Explore ways to fund.
L. Deos: Fire station--concern with finances. Open to relocation.
B. Vaitla: Fire station—need to understand and make a decision on what needs are. Do we need 4th station? Will relocation improve response times? During General Plan update, consider whether we need 4th station or should we focus on relocation.

AB 1234 Reporting	None
Long Range Calendar	D. Dunston: No changes to long range as presented. Public comment: • Alan Miller: Oppose public comment via voicemail. Playback is often unclear and comments are based on a template response.
Adjournment	Meeting was adjourned at 1:49 a.m. in memory of Betsy Marchand.

Zoe Mirabile
City Clerk