

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of June 25, 2013

The City Council of the City of Davis met in regular session beginning at 5:30 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Joe Krovoza.

Roll Call: Councilmembers Present: Lucas Frerichs, Joe Krovoza, Brett Lee, Rochelle Swanson, Dan Wolk

Councilmembers Absent: None

Other Officers Present: City Manager Steve Pinkerton, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

Approval of Agenda D. Wolk 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:

A. Conference with Legal Counsel. Anticipated Litigation: Initiation of litigation pursuant to Government Code Section 54956.9(c): 1 case.

B. Public Employee Performance Evaluation: City Manager

City Council returned to open session at 6:43 p.m. with no reportable action.

City Manager Brief Communications S. Pinkerton: Extended hours now in effect at City Hall, 7:30 a.m.-5:30 p.m. Monday – Thursday, 8 a.m.-5 p.m. every other Friday. Offices will be closed July 4.

Public Comments

- Jerry Castanon, Sr.: Dixon Councilmember. Support American River College apprenticeship training program. Prequalification language would support local tax funds and stimulate the local community by helping students. Allows men/women direct transfer from military to civilian life to re-enter workforce. Individuals receive training and have medical benefits to their families at no cost to the City of Davis.
- Doby Fleeman : Support Mace curve business proposal; need for technology based employers to attract/retain employees. City facing fiscal challenges; can't address solely through staffing reductions. City will eventually have to raise revenues; should embrace positive, meaningful opportunities.

Consent Calendar Contract with Robert Aaronson for Fiscal Year 2013/14 Independent Police Auditor Services
Approved Resolution No. 13-076 - Authorizing the City Manager to Execute Contract with Robert Aaronson to Provide Independent Police Auditor Services,

in the amount of \$50,000

Continuation of the Foster Youth Transitional Housing Program for Fiscal Year 13-14

Approved Resolution No. 13-077 - Authorizing the City Manager to Execute the Necessary Contracts and Other Program Documents with the County of Yolo and Davis Community Meals to Continue Operation of the Foster Youth Transitional Housing Program

L. Frerichs recused himself from the following due to a conflict of interest from real property on B Street:

Plans, Specifications, Estimate and Contract Award for B Street Flatwork, Program No. 7259 and CIP No. 8126

Approved the plans and specifications for B Street Flatwork

Approved Resolution No.13-078 - Awarding Contract of \$204,901.22 to Breneman, Inc., and approving a construction contingency of \$21,000

Plans and Specifications for Drexel Bicycle Boulevard, CIP No. 8237

Approve the plans and specifications, and authorize bid advertisement

Approved Budget Adjustment #178 (\$105,000) – transferring funds for the bidding and construction of the contract within the CIP

Approved Resolution No. 13-079 - Authorizing the City Manager to Execute a Memorandum of Understanding with Sacramento Area Council of Governments (SACOG) and Award Contract

Wastewater Improvements Project, CIP No. 8219 – Project Approval and Adoption of Mitigated Negative Declaration

Approved proceeding with the Wastewater Treatment Plant Secondary and Tertiary Improvements Project

Approved Resolution No. 13-080 - Adopting the Final Mitigated Negative Declaration Prepared for the Wastewater Treatment Plant Secondary and Tertiary Improvements Project, CIP No 8219, and Adopting a Related Mitigation Monitoring and Reporting Program, which determines that potential impacts would be less than significant with mitigation

Wastewater Rehabilitation and Replacement Project, CIP No. 8219, Project 82001 – Contract Award

Approved Budget Adjustment #179 (\$1,100,000) – allocating funds for the award the construction contract

Approved Resolution No. 13-081 - Awarding Contract of \$3,989,000 to RGW Construction, and approving a construction contingency of \$398,000

Fiscal Year 2013-14 Park Maintenance and Open Space Protection Special Taxes

1. Approved Resolution No. 13-082 – Requesting Collection of Charges on Tax Roll for Park Maintenance

2. Approved Resolution No. 13-083 – Requesting Collection of Charges on Tax Roll for Open Space Protection Special Taxes
3. Authorized Mayor to sign Certifications of Special Tax

Fiscal Year 2013-14 Mello-Roos Community Facilities Tax Assessments

1. Approved Resolutions Fixing Tax Rates for the following:
 - A. Resolution No. 13-084 - Fixing Tax Rates Community Facilities District 1990-1 (East Davis)
 - B. Resolution No. 13-085 - Fixing Tax Rates Community Facilities District 1990-2 (East Davis/Mace)
 - C. Resolution No. 13-086 - Fixing Tax Rates Community Facilities District 1990-3 (North Central Davis)
 - D. Resolution No. 13-087 - Fixing Tax Rates Community Facilities District 1990-4 (South Davis)
 - E. Resolution No. 13-088 - Fixing Tax Rates Community Facilities District 1990-5 (West Davis)
 - F. Resolution No. 13-089 - Fixing Tax Rates Community Facilities District 1991-2 (East Davis/Mace)
 - G. Resolution No. 13-090 - Fixing Tax Rates Community Facilities District 2007-2 (East Davis/Mace Ranch II)
2. Approved Resolution Requesting Collection of Charges on Tax Rolls for the following:
 - A. Resolution No. 13-091 - Community Facilities District Series 2003 & 2009
 - B. Resolution No. 13-092 - Community Facilities District 1991-2
 - C. Resolution No. 13-093 - Community Facilities District 2007-2
3. Authorized Mayor to sign Certifications of Special Tax

Second Reading: Ordinance Amending Chapter 40 of the Davis Municipal Code Pertaining to Definitions, Permitted and Conditional Uses in the Districts of C-C, M-U, C-I, R2-CD, R-C, R-HD, R-R, R-T, R-1, R-2, R-3, R-2-MH, R-R, I, and All Planned Development Zones of a Similar Nature
Adopted (Introduced 06/11/2013)

Replacement of Camp Putah Canoe Trailer
Approved Budget Adjustment #174 (\$900) – allocating Camp Putah Equipment Replacement funds

PG&E Public Art Installation
Approved Budget Adjustment #175 (\$10,000) – transferring Operational Grants revenue to Operational Grants professional services

Commission/Committee Minutes:

1. Historical Resources Management Commission Meeting of May 20, 2103
2. Water Advisory Committee Meetings of October 11, November 8 and November 15, 2012

Informational

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

Removed from
Consent Calendar:

Item removed by D. Wolk.

Amendment to
Tenant Qualification Requirements for the
City-owned Affordable
GAMAT Units

Housing & Human Services Superintendent Danielle Foster: Propose amending recertification process for existing residents at GAMAT homes. Goal is to include discussion of long-term status of properties as part of housing strategy in the fall.

City Attorney Harriet Steiner: Originally transferred over carrying charges, have not adjusted rents in same way as other rents in affordable housing programs. Under Redevelopment law, should calculate rents based on income.

B. Lee moved, seconded by L. Frerichs, to defer item to July 2 Council meeting.

R. Swanson proposed a friendly amendment that the June 30, 2013 deadline remains for submission of income qualification documentation. Accepted by mover and second.

Motion passed unanimously.

Public Hearing:
Visitor Attraction Business
Improvement
District Annual
Reauthorization

Deputy City Manager Kelly Stachowicz: Overview of process; no protests received.

Mayor Krovoza opened the public hearing.

Alan Humason, Yolo County Visitors Bureau: New programs and advertising—website update, visitor guides, involvement in community festivals and events.

D. Wolk moved, seconded by L. Frerichs, to approve Resolution No. 13-094 - Confirming the Assessment Report and Approving the Levy of an Assessment for the Visitor Attraction Business Improvement District for 2013-2014 and Authorizing the City Manager to Execute Administrative Agreement with Yolo County Visitors Bureau. Motion passed unanimously.

Public Hearing:
Verona at
Parkside “Lot O”
– 10-Unit Single-Family Residential Subdivision Located at Fifth Street and

(Planning Application #15-10: Negative Declaration #2-10, General Plan Amendment #2-10, Development Agreement #2-10, Tentative Subdivision Map #2-10, Preliminary Planned Development/Rezone #2-07B; Final Planned Development #1-10; Affordable Housing Plan #1-10; Design Review #8-10)

Planner Cathy Camacho: Overview of proposed project; condition #49 to be removed (street modifications for emergency access). Planning Commission unanimously supported project.

Alhambra Drive

Mayor Krovoza opened the public hearing.

Bill Hartman, Regis Homes: Thank staff for efforts. Accept all Conditions of Approval on behalf of owner.

Mayor Krovoza closed the public hearing.

D. Wolk moved, seconded by R. Swanson, as follows:

1. Determine that Negative Declaration #2-10 prepared for this project adequately addresses the environmental impacts associated with the proposed project
2. Approve Resolution No. 13-095 - of Intent to Amend the General Plan Land Use Map to Re-designate Lot "O" (APNs #071-440-025 and #071-450-001) Approximately 1.13 Acres Located in the Verona Subdivision, Generally Located at the Southwest Corner of Fifth Street and Alhambra Drive, from "Park/Recreation" to Residential Medium-Density
3. Introduce Ordinance Amending Ordinance 2324, to Amend Preliminary Planned Development #2-07 from Planned Development #2-07 to Planned Development #2-07B, removing the requirement for the developer to provide parkland on the subject parcel
4. Introduce Ordinance Approving a Development Agreement_Regarding the Verona at Parkside Subdivision Project
5. Approve the Tentative Subdivision Map to subdivide the parcel for the creation of 10 residential lots; private alleys; and common open space. City Council approval will confirm the intent of the city to formally reject the Irrevocable Offer of Dedication of "Lot O" to the city for parkland.
6. Approve the following entitlement applications, based on the Findings and subject to the Conditions of Approval:
 - a. Final Planned Development to establish development standards for the residential lots, including building setbacks, building heights, lot coverage, floor area ratio, parking, and usable open space.
 - b. Affordable Housing Plan to establish the affordable housing component of the development.
 - c. Design Review for site plan and architectural review of proposed building elevations

Motion passed unanimously.

City Council recessed at 7:54 p.m. and reconvened at 8:02 p.m.

Presentation of City Manager's FY 2013/14 Proposed Budget and Overview of Department Budgets

City Manager Steve Pinkerton: Budget highlights and priorities: street and bike path maintenance, water conservation in parks; city water rates; surface water treatment facility, wastewater treatment facility, technology improvements. Personnel assumptions: new labor agreements, additional costs for unsettled labor contracts; workers compensation increase. Loss of approximately 4% of workforce, 15 full-time equivalent positions; at pre-1990 staffing levels.

General fund 5-year forecast: 6% growth in property tax, 2-3% growth throughout forecast. Flat projections on sales tax in 2013/14; 2% growth in forecast. Most expenditures continue to grow at double or more rate of revenue growth. If costs continue at current pace, will likely deplete General Fund balance by end of FY2014-15. Goal is to provide baseline cost and corresponding levels of service for all city functions in time for next year's budget sessions.

Public comments:

Emily Griswold, Central Park Gardens Steering Committee: Meeting planting needs of park; great model for public private partnership. Concern that Parks Department staffing levels cannot support volunteers; not support volunteer coordination in Police Department. Should increase parks funding with special emphasis on volunteer projects.

Council comments:

B. Lee: Request information regarding public service call fees, pros and cons.

J. Krovoza: Request cost of response to service calls on I-80, consider possible recovery.

S. Pinkerton: Will report back, possible cost to responses for out of town citizens.

By consensus, Council directed staff to return with study of Downtown Fire Station relocation, specifically include in CIP.

City Council recessed at 9:54 p.m. and reconvened at 10:03 p.m.

L. Frerichs: Request breakdown of recreation registrants/fees. Have fees affected registration?

B. Lee: Request check in from staff on 50 meter pool.

L. Frerichs: Request information on consultant review of the Enterprise Resource Planning System. Scope of contract, amount.

Public comment:

Chris Granger, Cool Davis: Thank staff and Council for elevating sustainability issues and specifically sustainability team; encourage city to imagine cost savings and potential revenue from sustainability activities. PVUSA expansion—implies discussion around community solar, aggregation and municipal utility.

J. Krovoza: May need additional sustainability staffing. Request check in by no later than mid-Fall on status of Sustainability Team—potential budget impacts; how to achieve cost savings through energy savings.

Department budget overviews: City Manager's Office, Fire Department, Police Department, Administrative Services Departments, Utilities Development, Asset Management, Urban Forest, Parks, Energy Services Contract. Remaining Public Works presentations deferred to July 2.

Public Hearing:
Fiscal Year
2013/14 Pro-
posed Changes
to Fees and
Charges

Budget Manager Kelly Fletcher: Proposed fees \$7.1 million of overall revenue. Summarized new fees, consolidation of fees by reducing categories and establishing broader fee ranges to provide flexibility.

Mayor Krovoza opened the public hearing, and after no comments, closed the public hearing.

R. Swanson moved, seconded by D. Wolk, as follows:

1. Approve Resolution No. 13-096 - Approving Changes to Certain Fees and Charges for the Provision of Services by City Departments
2. Approve Resolution No. 13-097 - Approving Changes to Certain Fees and Charges for the Provision of Services by the Department of Community Development and Sustainability, Planning Division, and Public Works Developer Fees

B. Lee proposed a friendly amendment to modify the cost of the Senior Scene newsletter to a sliding scale, \$0-15. Council concurred.

Motion passed unanimously.

R. Swanson moved, seconded by D. Wolk, to approve Resolution No. 13-098 - Authorizing a Temporary Appropriation for Payroll and Other Expenses from July 1, 2013 Until the Effective Date of the Fiscal Year 2013/14 Annual Appropriations Ordinance, in the sum of \$70,000,000. Motion passed unanimously.

Long Range
Calendar

J. Krovoza: Agendize apprenticeships labor; Council assignments to commissions/inter-jurisdictional.

B. Lee: Solar Ordinance

R. Swanson: Include citywide funding mechanism

B. Lee: Request WDCWA presentation, status of bidding on surface water project.

L. Frerichs: Website Opengov.com, providing service for searchable budget.

Brief Communi-
cations

J. Krovoza: Air Resources Board presenting award to City of Davis.

Adjournment

Meeting was adjourned at 12:03 a.m. in memory of Will Agatstein, Executive Director GSMS Child Family Institute for Innovation & Entrepreneurship.

Zoe S. Mirabile, CMC
City Clerk