

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of April 19, 2016

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 Dan Wolk.

Roll Call:

Councilmembers Present: Robb Davis, Lucas Frerichs, Brett Lee, Rochelle Swanson, Dan Wolk

Youth Mayor for the Day: Ty Soderquist

Councilmembers Absent: None

Other Officers Present: City Manager Dirk Brazil, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

Approval of Agenda D. Brazil: Request from R. Swanson to move Hotel Market Analysis to end of meeting as she is conflicted out. Council consensus.

R. Swanson moved, seconded by L. Frerichs, to approve the agenda as amended. 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 — Existing Litigation: Supporters of Responsible Planning in Davis v. City of Davis et al, Yolo Superior Court Case No. PT15-1442
- B. Conference with Legal Counsel — Anticipated Litigation: Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (1 case)
- C. Conference with Real Property Negotiators:
 - Properties: 2675 Moore Boulevard (APN 071-262-023) and 2627 E. Covell Boulevard (APN 071-140-006)
 - Agency Negotiators: City Attorney Harriet Steiner, City Manager Dirk Brazil, Assistant City Manager Mike Webb, Community Development Administrator Katherine Hess, Property Management Coordinator Tracie Reynolds
 - Negotiating Parties: Taormino & Associates
 - Under Negotiation: Price and terms of payment
- D. Conference with Labor Negotiators:
 - Agency Designated Representatives: City Manager Dirk Brazil; Assistant City Manager Kelly Stachowicz; Assistant City Manager Mike Webb; City Attorney Harriet Steiner; City Attorney Stacey Sheston; Patrick Clark, Patrick Clark Consulting

Employee Groups/Organizations (under discussion): Davis City Employees Association; Firefighters Local 3494

City Council returned to open session at 6:44 p.m. with no reportable action.

Ceremonial
Presentation

Proclamation About Growing Up in Davis was presented by Ty Soderquist

Proclamation Designating May 3, 2016 as the Big Day of Giving was presented by D. Wolk.

Earth Day Celebration:

1. Proclamation Recognizing April 22, 2016 as Earth Day was presented by B. Lee.
2. Paris Pledge for Action – Reinforcing Davis’ Commitment to GHG Emission Reductions
R. Davis moved, seconded by R. Swanson, to approve Resolution No. 16-043 - Supporting the Paris Pledge for Action. Motion passed unanimously.
3. 2016 City of Davis Environmental Recognition Awards:
 - Business Category: Sierra Energy. Presented by R. Swanson.
 - Non-Profit Category: Davis Farmers Market. Presented by L. Frerichs.
 - Individual Category: Gail Doesken. Presented by R. Davis.

City Council recessed for a reception at 7:09 p.m. and reconvened at 7:24 p.m.

City Manager
Announcements

D. Brazil: April 23—Annual Community Day of Service includes activities at Northstar Park, Toad Hollow Park, Community Library, Cannery Farm.

Travel Training Program at Senior Center on April 23

April 20—Restriping Olive Drive and Richards Blvd, finished by 6 am April 21

Public Com-
ments

- Alan Hirsch: Speaker May 5, Community Chambers—Architect Daniel Parlech, innovative zoning for public spaces, increase infill, revitalize downtown.
- Tim Allison: Regular item Hotel Market Analysis—Oppose Hyatt House development proposal. Neighborhood is in opposition. Will need to provide shuttles to take people downtown and to campus. Support Residence Inn proposal, better location, freeway access.
- Mike Buxton: Trans Pacific partnership concerns. Trade deal announced between US and 12 Pacific Rim countries. Reduces regulations protecting health and environment. Request Council oppose. Trade deal will lift controls of oil and gas exports, limits ability for environmental regulation and local control.
- Jon Li: Davis should become a charter city. Davis is the only UC city that is a general law city. Seniors, youth, art, economic development—systems we

have are frozen in the past. Need discussion about what city should be doing in the future.

- Suzanne Biscay: Regular item Hotel Market Analysis—Oppose Hyatt Place development. Consider including residential impact in criteria.

Consent Calendar

- Transportation Development Act (TDA) Funding Claims Fiscal Year 2015-16
1. Approved Resolutions No. 16-044 - Approving the City of Davis' Claim for TDA Funding for Local Transportation Funds (LTF) for Fiscal Year 2015-16,
 2. Approved Resolution No. 16-045 – Approving the City of Davis Claim for TDA for State Transit Assistance Funds (STA) for Fiscal Year 2015-16
 3. Approved Budget Adjustment #111 (\$272,654) – transferring Fiscal Year 2015-16 monies between Transportation Fund and the TDA Non Transit Use Fund to reflect the final apportionment claim

Second Reading: Ordinance Amending Section 22.07.030 of the Davis Municipal Code Relating to Stop Intersection Designation (Oeste Drive at Rutgers Drive)
Adopted Ordinance No. 2475 (Introduced 04/05/2016)

Second Reading: Ordinance Amending Section 22.08.310 of the Davis Municipal Code Relating to No Parking (North Side of West Olive Drive)
Adopted Ordinance No. 2476 (Introduced 04/05/2016)

Second Reading: Ordinance Repealing Ordinance No. 2465 Related to a Moratorium on Certain Bar, Nightclub and Restaurant Uses and Repealing and Reenacting Chapter 11 of the City of Davis Municipal Code to Establish Requirements for Entertainment Permits and to Provide Penalties for Noncompliance
Adopted Ordinance No. 2477 (Introduced 04/05/2016)

Develop Scope for Core Area Pond Lighting in Support of Dog Use Area
Directed staff to analyze the scope and cost of a potential project to add minimal safety lighting in the Core Area Pond to support limited after sunset use by dog owners. Staff will consider incorporating a potential project in the fiscal year 2017/18 budget process for consideration by City Council.

Outdoor LED Lighting Project – Selection of Greenbelt/Park Fixtures
Confirmed selection of Greenbelt/Park LED fixtures in the existing Outdoor LED Lighting Project contract

Thong Hy Huynh Memorial Awards for 2016
Ratified Human Relations Commission nomination recommendations for the 2016 Thong Hy Huynh Awards:

- Lifetime Achievement: Jennifer Terra
- Civil Rights Advocacy: Sean Raycraft
- Excellence in Community Involvement: Mariachi Puente, The Rotary Club of Davis Charities and Henry and Judy Wolf
- Young Humanitarian: Gay Straight Alliance at Davis Senior High School

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

Removed from
Consent Calendar:

Item removed by R. Davis.

Urban Forest Manager Rob Cain: Pursuing due diligence; RFP will be re-distributed to more sources

Rejection of
RFP for Professional Tree
Maintenance
Services

R. Davis moved, seconded by R. Swanson, to approve Resolution No. 16-046 - Rejecting Request for Proposals for Professional Tree Services Received March 16, 2016. Motion passed unanimously.

Public Hearing:
2016-2017
CDBG and
HOME Funding
Recommendations

Human Services Superintendent Danielle Foster: Overview of Community Development Block Grant (CDBG) and Housing Investment Partnerships Program (HOME) recommended funding allocations

Mayor Wolk opened the public hearing.

Alan Pryor: Davis Oral Health Project. Request small allocation of CDBG funds. Group distributes oral health care packages. Last year was the first year in operation, distributed over 1,200 packages. Request Council favorably consider application based on progress in prior year and value to community.

Mayor Wolk closed the public hearing.

D. Foster: Department of Housing & Urban Development is moving to recapture HOME funds previously allocated to Cannery affordable project. Staff will return to Council with recommendation regarding funding commitments to Cannery and policy considerations for use of HOME funds in the future.

R. Davis: Request primer regarding HOME funds and type of/potential projects that it can be used for.

R. Davis moved as follows:

1. Approve Resolution No. 16-047 - Awarding 2016-2017 Allocation of CDBG Funds in the Amount of \$568,053 and Awarding 2016-2017 Allocation of HOME Funds in the Amount of \$297,286, and authorizing submittal of the required One-Year Action Plan to the federal Department of Housing and Urban Development (HUD), based on the approved funding awards
2. Direct staff to return to Council with a fiscal year 2016-17 budget item to fill the gap in funding between requests for funding and available funds conditioned on the following: Recipients must develop and implement (with City staff or consultant support) clear outcome/impact monitoring and evaluation

plans by a specified date at which time the “tranche” of money committed by the city will become available to them

3. Direct staff to develop plans for future funding rounds that contain requirements for outcome/impact assessments by recipients

No second to motion.

B. Lee moved, seconded by R. Davis,

1. Approve Resolution No. 16-047 - Awarding 2016-2017 Allocation of CDBG Funds in the Amount of \$568,053 and Awarding 2016-2017 Allocation of HOME Funds in the Amount of \$297,286, and authorizing submittal of the required One-Year Action Plan to the federal Department of Housing and Urban Development (HUD), based on the approved funding awards
2. Direct staff to return to Council during the budget discussion with an item to potentially provide additional grant funds, with Social Services Commission to provide recommendations to allocate to CDBG applicants.

D. Brazil clarification: Staff will return with proposal during budget to provide additional funding, build in monitoring requirements.

Motion passed by the following vote:

AYES: Davis, Frerichs, Lee, Wolk

NOES: Swanson

Public Hearing: Police Chief Darren Pytel: Summarized proposed fees
Entertainment
Permit Fees Mayor Wolk opened the public hearing, and after no comments, closed the public hearing.

R. Davis moved, seconded by R. Swanson, approve Resolution No. 16-048 - Establishing Entertainment Permit Program Fees Authorized By Section 11.03.040 of the Davis Municipal Code. Motion passed unanimously.

City Council Brief Communications R. Davis: Attended Interfaith Rotating Winter Shelter meeting, well attended. Volunteers indicated that having regular overnight staff was key to smoother functioning of shelter.

Long Range Calendar CCE moved from May 3 to July. May 17 and 24—remove public hearing for Mace Ranch Innovation Center. May 17—Public hearing for user fees and charges.

R. Davis: Upcoming items—Request street standards be agendized for Council decision. Request overview of agricultural land mitigation Ordinance before June election. Council consensus.

R. Swanson: Request discussion of reinstating innovation task force, supplement Council subcommittee work on innovation park.

R. Swanson: Request add to long range discussion regarding charter city. Council consensus.

B. Lee: Request Picnic Day Update

B. Lee: Water efficient water feature in Central Park. Council consensus.

D. Brazil: Could be discussed during CIP budget discussion

R. Swanson: Consider project as fundraising effort.

City Council recessed at 8:45 p.m. and reconvened at 8:52 p.m.

Hotel Market Analysis

R. Swanson recused herself due to a conflict of interest as the proposed Hyatt House location is within 500 feet of real property and left the room.

Community Development Administrator Katherine Hess: Overview of criteria

Public comments:

- Chris Dowling, Hyatt Development: Hyatt on campus is running over projected. Suggest moving forward with Hyatt House, different type of hotel, extended stay. Hotel would have lobby localized toward neighborhood, meeting space for social events. Gold LEED certified.
- Jim Danzer: Reside 300 yards from southeast corner of property. Previous Council already approved high density low income. Proposal for Hyatt is high rise. Neighborhood has been opposed.
- Sid England: Hyatt Hotel—strong sustainability plan. Reduce environmental impacts of hotel. Will be LEED Gold. Contracted Davis Energy Group. Photovoltaic will meet 90% of energy needs. Reduce natural gas consumption by 60%. Great location for transit. On greenbelt, bicycles will be provided. 4 Unitrans bus stops within 7 minute walk. Appropriate lighting.
- Michael Bisch, Davis Hyatt House: Actively engaging stakeholders, pursuing environmentally sustainable hotel. Uploaded all documents to engagement website in March, conducted activities with transparency and integrity. Develop hotel with community values.
- Alan Humason, Yolo County Visitors Bureau: Criteria are suitable. Council is deciding whether to move forward on evaluation of proposals. Extended stay hotels are a demand driver in Davis, receive requests almost every day of the week. Could consider adding responsiveness to local concerns.

R. Davis moved, seconded by D. Wolk, to direct staff to process the applications before them in the usual way, following a typical timeline and, knowing that two of them require General Plan amendments, therefore demand applicants respond to criteria.

Following discussion, motion amended to remove reference to “General Plan amendments.” Request participants to report on criteria.

- B. Lee moved substitute motion, seconded by L. Frerichs, as follows:
1. Approve Resolution No. 16-049 - Establishing Criteria for Evaluation of Hotel Proposals. Criteria amended to include the following:
 - a. Proximity or access to transit
 - b. Existing zoning
 - c. Proximity to residential zoning
 2. Direct staff to return in June for a City Council check-in, with evaluation of all submitted hotel proposals to be reviewed through Planning Commission and City Council hearing of project applications and any additional market capacity information. At that time, the Council would have the option of determining which application(s) should be processed through Planning Commission and City Council hearing.

Motion passed by the following vote:

AYES: Frerichs, Lee, Wolk

NOES: Davis

ABSENT: Swanson (recuse)

Adjournment Meeting was adjourned at 9:40 p.m.

Zoe S. Mirabile
City Clerk