

MINUTES OF THE MEETING OF THE DAVIS CITY COUNCIL
MAY 3, 2005

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

Roll Call: Councilmembers Present: Sue Greenwald, Ted Puntillo, Stephen Souza, Don Saylor, Ruth Asmundson.

Councilmembers Absent: None.

Other Officers Present: City Manager James Antonen, City Attorney Harriet Steiner, City Clerk Bette E. Racki.

Approval of Agenda S. Souza, moved, seconded by S. Greenwald, approval of the agenda as submitted. The motion passed by the following vote:

AYES: Greenwald, Puntillo, Saylor, Souza, Asmundson.
NOES: None.

Ceremonial Presentations:

- A. Proclamation Declaring Municipal Clerks Week in the City of Davis. Mayor Asmundson presented a proclamation declaring May 1-7 as Municipal Clerks Week in the City of Davis to City Clerk Bette E. Racki.
- B. Proclamation Declaring Public Service Recognition Week in the City of Davis. Mayor Asmundson presented a proclamation declaring May 1-7 as Public Service Recognition Week in the City of Davis to City Manager James Antonen, Public Works Director Bob Weir and public service employees.
- C. Recognition of Award to the City Computer Technology Division from the CA Assn of Public Info Officials (CAPIO) Mayor Asmundson congratulated Seth Duffey, Information System Specialist, for received an award from the California Association of Public Information Officials (CAPIO)
- D. Natural Resources Commission Environmental Recognition Award Ceremony. Natural Resources Commission Environmental Recognition Award Ceremony in Honor of Outstanding Efforts to Improve the Environmental Quality of Life in and around Davis. Awards were presented under three categories: Individual, Business and Non-Profit Organization.
Kingley Melton, representing Assemblywoman Lois Wolk, and Chair of Natural Resources Commission Bruce Kent, presented proclamations to candidate Richard Manovich under individual category, Yolo Transportation Management Association under Non-Profit Category, and Michael Harrington for "Harrington Place " under Business Category.

City Council, City Manager and City Attorney Communications.

Report on Various Commission Meetings.

Councilmember Souza reported the Open Space Commission toured various open space sites. He stated that the Human Relations Commission held a special meeting wherein the Commission requested funding for a speaker to discuss a book he authored. Social Services Commission held a workshop on various projects and developer fees and ownership issues.

Report on Sister City Wuxi, China Visit.

Mayor Pro Greenwald, representing the City of Davis, visited Sister City Wuxi, China. She outlined the events that occurred and the ceremony for the signing of a mutual cooperation agreement.

Tour of Toxic Waste Sites.

Councilmember Puntillo stated at the invitation of the Frontier Fertilizer Group he toured the toxic waste site on Second Street. He explained the group has been monitoring the site.

Public Comment

Steve Byars request that the open container ordinance be extended to Chestnut Park. He presented an informal petition and outlined the problems the neighbors have observed in the park explaining the park needs to be safe for everyone.

Jim Patal, Rob Engle and Ted Adams thanked the City Council and Recreation and Parks Commission for generating public input regarding proposed uses for the Grande site. He indicated that the neighbors look forward to working with the City and the School District to development a proposal.

Consent Calendar.

Resolution No. 05-49 Awarding Contract of \$89,870 to Richard A. Heaps Electrical Contractor, Inc. for Traffic Signal Installation at Covell Boulevard and John Jones Road, CIP No. 8150; Budget Adjustment #58 (\$167,000) Allocating Funds from Roadway Impact Fees for Project Costs to be Reimbursed by Developer Contributions. Approved resolution and budget adjustment #58.

Resolution No. 05-50 of Intention of the City of Davis for the Levy of an Assessment on Hotels for the Visitor Attraction District Pursuant to the Parking and Business Improvement Area Law of 1989 (to be considered at a Public Hearing May 17, 2005). Approved.

Resolution No. 05-51 Accepting Bid of \$52,698.60 from Diamond Truck Body Company, Inc., for the Purchase of Four Truck Utility Bodies. Approved.

Proposed Letter of Authorization for Yolo County Submission of an Application to California Integrated Waste Management Board for a Regional Household Hazardous Waste Grant.

This item was removed by S. Souza for further discussion and separate vote.

Budget Adjustments #56 (\$48,466) and #57 (\$117,448) Allocating Community Development Block Grant and Home Investment Partnerships Program Funds from Previous Year Program Savings to Current Fiscal Year to Fund Expenses Related to ADA and Affordable Housing Projects.

Approved.

Revised Job Specification – Public Safety Dispatcher I/II.

Approved.

Rumsey Community Fund Program Grant Award (\$3,800); Budget Adjustment #59 Allo-

cating Grant Funds for Purchase of Air-Inflated "Walkaround" Police Officer.
Approved.

Third Quarter Treasurer's Report for Period Ended March 27, 2005.
Informational.

Commission Minutes:
City-UCD Student Liaison Commission Regular Meeting of March 9, 2005.
Informational.

Natural Resources Commission Regular Meeting of February 28, 2005.
Informational.

Safety Advisory Commission Regular Meeting of March 10, 2005.
Informational.

Resolution No. 05-52 Accepting Bid of \$219,480.45 from Ferrara Fire Apparatus, Inc.,
for One Rescue Air and Light Fire Apparatus.
Approved.

City Council Minutes from the Regular Meeting of March 8, 2005.
Approved.

T. Puntillo moved, seconded by S. Greenwald, approval of the Consent Calendar as
submitted. The motion passed by the following vote:

AYES: Greenwald, Puntillo, Saylor, Souza, Asmundson.
NOES: None.

Proposed Letter of
Authorization for
Yolo County Sub-
mission of an Ap-
plication to Cali-
fornia Integrated
Waste Manage-
ment Board for a
Regional House-
hold Hazardous
Waste Grant.

Following discussion, S. Souza moved, seconded by T. Puntillo, approval of proposed
letter authorizing Yolo County submission of an application to California Integrated
Waste Management Board for a Regional Household Hazardous Waste Grant. The
motion passed by the following vote:

AYES: Greenwald, Puntillo, Saylor, Souza, Asmundson.
NOES: None.

Public Hearing:
Cassel Lane Sub-
division Planning
Application to Cre-
ate and Develop
23 Lots at 3058 &
3060 Sycamore
Lane - General
Plan Amendment;
Rezoning and Pre-
liminary Planned
Development;
Tentative Map;
Final Planned De-
velopment; Afford-
able Housing Plan;
Design Review;

Associate Planner/Zoning Specialist Ike Njoku provided details on the Cassel Lane pro-
ject, explaining that the applicant proposes a development of 23 single-family homes on
a 5.14-acre parcel located at 3058 and 3060 Sycamore. The project provides a mix of
lot sizes that complement the adjacent North Davis Farms subdivision and maximizes
the density consistent with the General Plan policies for infill development. On March
23, 2005, the Planning Commission unanimously recommended approval of the project.

Community Development Director Bill Emlen outlined issues that arose after the Plan-
ning Commission meeting and explaining the changes to affordable housing and tree
preservation as suggested by staff. Staff responded to questions from the City Council.

Mayor Asmundson opened the public hearing.

Gary Nunes, applicant, explained there are 16 partners involved in the project and that
a majority of the partners are North Davis Farms residents. He spoke about the size of
homes proposed for the site.

Negative Declaration

Miles Danforth in response to comments regarding the bike path, stating there is an existing bridge to the east of the proposed development that can be used rather than build another bridge.

Mayor Asmundson closed the public hearing.

Following discussion, T. Puntillo moved, seconded by D. Saylor, to certify Mitigated Negative Declaration #26-03 addressing the environmental impacts associated with the project.

S. Greenwald moved substitute motion to send the project back to city staff with direction to work with the applicant on a denser more moderate priced project that will serve community wide needs such as townhouses, apartments, smaller lots with smaller houses. No second.

The original motion passed by the following vote:

AYES: Puntillo, Saylor, Souza, Asmundson.
NOES: Greenwald.

T. Puntillo moved, seconded by D. Saylor, approval of Resolution No. 05-53 -- Intent to Amend the City of Davis General Plan Land Use Map to Redesignate a Portion of the Approximately 5.14-Acre Parcel Located at 3058 and 3060 Sycamore Lane from Public/Semi-Public to Residential Low Density. The motion passed by the following vote:

AYES: Puntillo, Saylor, Souza, Asmundson.
NOES: Greenwald.

T. Puntillo moved introduction of ordinance that rezones the parcel located at 3058 and 3060 Sycamore Lane from P-D#2-90(R-1) to P-D #17-03, permitting the proposed residential subdivision and uses based on the findings and conditions in the P-D minus the lot restrictions on lots 16 through 23, including provision of an off-street bike path and preservation of mature black walnut trees as presented by staff. No second.

S. Souza moved, seconded by D. Saylor, introduction of ordinance that rezones the parcel located at 3058 and 3060 Sycamore Lane from P-D#2-90(R-1) to P-D #17-03, permitting the proposed residential subdivision and uses, based on the findings and conditions in the P-D, with the ability to add granny flats/second units to lots 16 through 23 and the revised tree conditions. The motion passed by the following vote:

AYES: Puntillo, Saylor, Souza, Asmundson.
NOES: Greenwald.

D. Saylor moved, seconded by S. Souza, approval of the following entitlement based on findings and conditions for each application:

- A. Tentative Map #6-03, subdividing the 5.14-acre parcel into 23 lots.
- B. Final Planned Development #14-04(P-D) that establishes final zoning standards for 23 lots to be created in the new P-D district.
- C. Affordable Housing Plan #6-03 that establishes the affordable housing plan for the new P-D district.
- D. Design Review #31-04 that establishes site plan and architectural standards for the affordable housing lots in the new P-D district
- E. Require the provision of an off-street bike path that will be acceptable to city staff.

S. Greenwald moved substitute motion to postpone the final vote on the project until the public and the moderate income residents have been made aware of the proposed project. No second.

The original motion passed by the following vote:

AYES: Puntillo, Saylor, Souza, Asmundson.
NOES: Greenwald.

Public Hearing:
Proposed Utility
Rates for Storm
Sewer-Water
Quality, Sanitary
Sewer and Sanita-
tion

Public Works Director Bob Weir presented the proposed rate increases to become effective August 1, 2005, namely, 20% for storm sewer, 17% for sanitary sewer and 5% for sanitation. The proposed increases will fund fees relative to compliance with State and Federal regulations and anticipates the costs of capital improvements for the sanitary sewer fund. The city is faced with a substantial increase in sanitary sewer. There is projection for additional increases in the future and the City is trying to build a war chest to have funds to bring the Waste Water Treatment Plant up to the standards required by the State of California.

Weir explained that staff will return to Council with garage rates increases of approximately 5% on May 17, 2005. At this time additional information is not available because there is a proposal for an increase in tipping fees by Yolo County Landfill. He responded to questions from the City Council.

Mayor Asmundson opened the public hearing and hearing no comments from the public closed the public hearing.

D. Saylor moved, seconded by T. Puntillo, to introduce ordinances amending Chapter 33 of the Davis Municipal Code related to sewer rates and amending chapter 33.07 of the Davis Municipal Code related to storm sewer water quality rates. The motion passed by the following vote:

AYES: Greenwald, Puntillo, Saylor, Souza, Asmundson.
NOES: None.

Public Hearing:
Review of Funding
Recommendations
for Community
Development
Block Grant
(CDBG), Housing
Investment Part-
nerships Program
(HOME), Redevel-
opment Housing
Set-Aside, Hous-
ing Trust Fund;
Proposed Five-
Year Consolidated
Plan

Social Services Administrator Jerilyn Cochran summarized the staff report indicating that the City is granted annual allocations of federal funds under CDBG and HOME programs. The Redevelopment Housing Set-Aside and the Housing Trust Fund are funds dedicated to affordable housing. The Consolidated Plan addresses the needs of low and moderate-income residents in Davis and must be submitted for approval to U.S. Department of Housing and Urban Development (HUD). She explained the limitation required by the Federal Government.

Mayor Asmundson opened the public hearing.

Bill Owings, President of the Board of Trustees for Explorit Center, spoke about the uniqueness of the center and the need to secure substantial funding.

Mayor Asmundson closed the public hearing.

S. Souza moved, seconded by S. Greenwald, approval the following:

(1) Social Services Commission recommendations for use of 2005-06 Community Block Grant (CDBG) and Housing Investment Partnerships Program (HOME) funds and Redevelopment Agency Affordable Housing Set-Aside funding amending

(2) Approve Alternative #2 - Cache Creek -\$15,000; Exploit - \$135,972; and Pine Tree Gardens - \$26,250 as reflected in Alternative #2.

(3) Public Facilities and ADA Contracts become effective conditional on a federal budget including CDBG funding at least 75% of the current year grant for fiscal year 2006-07.

T. Puntillo moved substitute motion, seconded by D. Saylor, approval of the following:

1) Social Services Commission recommendations for use of 2005-06 Community Block Grant (CDBG) and Housing Investment Partnerships Program (HOME) funds and Re-development Agency Affordable Housing Set-Aside funding amending

(2) Approve Alternative #1 – Cache Creek - \$0; Explorit - \$147,222; and Pine Tree Gardens - \$30,000.

(3) Public Facilities and ADA Contracts become effective conditional on a federal budget including CDBG funding at least 75% of the current year grant for fiscal year 2006-07.

(4) Submission of Five-Year Consolidated Plan.

D. Saylor requested amendment to the substitute motion that \$10,000 of the allocation to the Cold Weather Shelter Program be transferred to Cache Creek. Approved by the mover of the motion.

Social Services Administrator Jerilyn Cochran stated if the Council is going to change the partnership with the County for the Cold Weather Shelter Program, staff will need more time to find other funding sources.

D. Saylor withdrew the amendment requesting that there be full evaluation of how the Cold Weather Shelter is funded. Staff concurred.

The substitute motion passed by the following vote:

AYES: Greenwald, Puntillo, Saylor, Souza, Asmundson.

NOES: None.

Grande Property -
Consideration of
Recreation and
Park Commission
Recommendations

On April 5, 2005 Council directed the Recreation & Park Commission to solicit public input and provide recommendations regarding the Grande property, an undeveloped open space located within a North Davis residential neighborhood currently owned by the School District. The Commission recommendations through addressing the need for additional open space acreage, funding for acquisition and development, and the potential use of the additional acreage.

Following discussion D. Saylor moved, seconded by S. Souza, to accept the report of the Recreation and Park Commission and authorize the City Manager and Mayor to pursue with the Davis Joint Unified School District Superintendent, Board President and neighborhood residents a mutually beneficial resolution of issues pertaining to the district's disposition of the Grande site as they choose with the following interest:

1. Support the district in their efforts to fully realize the asset value to the district in any transaction;
2. Secure 50-foot greenbelt bike path buffers on the east, west and south boundaries of the site;
3. Develop one or more conceptual site plans that address city, neighborhood and community goals.

The motion passed by the following vote:

AYES: Greenwald, Puntillo, Saylor, Souza, Asmundson.

NOES: None.

B J. Kline, School Board President, spoke in support of the motion pointing out that the

city, neighbors and district need to work together.

Parks and Community Services Department Work Plan and Reorganization; Proposed Job Descriptions Related to Reorganization

Parks and Community Services Director Donna Silva explained that the Department underwent a consultant's independent review relative to the organization and operations of the department. A final report was submitted to Council in February 2004. Staff has reviewed the department's organizational structure and developed a work plan to address the consultant's proposals.

Following discussion, S. Souza moved, seconded by D. Saylor, approval of the Parks and Community Services Department job descriptions and accepts department work and re-organization plan. The motion passed by the following vote:

AYES: Greenwald, Puntillo, Saylor, Souza, Asmundson.
NOES: None.

Written Communications

Correspondence from John Burnham regarding the proposed utility rates.
Item discussed on this agenda.

Petition urging use of choice voting for Davis City Council elections from the following:

- | | | |
|---------------------------------|---------------------|---------------------------|
| 1. Joan Moses | 2. David Kessler | 3. Cristina Deptula |
| 4. Rachel Widaman | 5. Valerie Carrasco | 6. James Thorne |
| 7. Amy Sanderson | 8. Daniel Weitsman | 9. Ron Stivers |
| 10. Jonathon Leathers | 11. Mike Villarreal | 12. Ruben Arevalo |
| 13. Philip Neustrom | 14. Michael Simitis | 15. Paul Amnuaypayoat |
| 16. Christopher Jerdonek | 17. Rob Roy | 18. Donna Lott |
| 19. Avanindar Singh | 20. Mary Hook | 21. Aleksandra Djurasovic |
| 22. Sandra Selti | 23. Samuel Widaman | 24. Max McCoskey |
| 25. Yolo County Young Democrats | | |

Referred to City Manager's Office.

Adjournment

The meeting adjourned at 11:00 p.m. to the next regularly scheduled meeting.

Respectfully submitted,

BETTE E. RACKI
City Clerk

MINUTES OF THE DAVIS REDEVELOPMENT AGENCY
May 3, 2005

The Davis Redevelopment Agency of the City of Davis met in regular session at 6:30 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Chair Ruth Asmundson.

Roll Call. Present: Sue Greenwald, Ted Puntillo, Don Saylor, Stephen Souza, Ruth Asmundson.

Absent: None.

Other Officers Present: Executive Director James Antonen, RDA Counsel Harriet Steiner, Secretary Bette E. Racki.

Approval of Agenda. S. Souza moved, seconded by S. Greenwald, approval of the agenda as submitted. The motion passed by the following vote:

AYES: Greenwald, Puntillo, Saylor, Souza, Asmundson.
NOES: None.

Public Comments. None.

Public Hearing: Review of Funding Recommendations for Community Development Block Grant (CDBG), Housing Investment Partnerships Program (HOME), Redevelopment Housing Set-Aside, Housing Trust Fund; Proposed Five-Year Consolidated Plan

Social Services Administrator Jerilyn Cochran summarized the staff report indicating that the Agency is granted annual allocations of federal funds under CDBG and HOME programs. The Redevelopment Housing Set-Aside and the Housing Trust Fund are funds dedicated to affordable housing. The Consolidated Plan addresses the needs of low and moderate-income residents in Davis and must be submitted for approval to U.S. Department of Housing and Urban Development (HUD). She explained the limitation required by the Federal Government.

Mayor Asmundson opened the public hearing and not hearing any comments from the public, closed the public hearing.

T. Puntillo moved, seconded by D. Saylor, approval of funding recommendations relative to Redevelopment Housing Set-Aside and Housing Trust Fund.

AYES: Greenwald, Puntillo, Saylor, Souza, Asmundson.
NOES: None.

Adjournment. The meeting adjourned at 10:05 p.m. to the next regularly scheduled meeting.

Respectfully submitted,

BETTE E. RACKI, Secretary