

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of February 20, 2007

The City Council of the City of Davis met in regular session beginning at 6:30 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Greenwald.

Roll Call: Councilmembers Present: Lamar Heystek, Don Saylor, Stephen Souza, Sue Greenwald
Councilmembers Absent: Ruth Asmundson
Other Officers Present: City Manager Bill Emlen, City Attorney Harriet Steiner, City Clerk Margaret Roberts

Approval of Agenda S. Souza moved, seconded by L. Heystek, approval of the City Council agenda as submitted. Motion passed unanimously.

Ceremonial Golden Heart Awards were presented in the following categories:

- Service Award – recognizes individuals who have given significant service to the community, their peers, and/or their school.
- Personal Challenge – recognizes individuals who have overcome a significant challenge in their life.

The Golden Heart Award recipients received plaques and the Golden Heart Honorees received certificates.

Service Award Recipients:
Clarissa Ton-Nu and Hanna Lee Jolkovsky

Service Award Honorees:
David Gygi and Alex Bailey

Personal Challenge Award Recipients:
Marisela Comacho and Jessica Getter

Personal Challenge Honorees:
Hilary Shontz and Dmitry Neronov

The Council meeting went into recess for a reception in honor of the award recipients.

Public Comment Comments and concerns expressed by citizens:

- J. Troidl – status of the lighting in Davis
- R. Cipian –homelessness in Davis (cold weather shelters, event on February 27 on campus)
- D. Parfit – the large development in the County jurisdiction adjacent to the city limits (strong opposition) and the pass through agreement with Yolo County
- J. Vargus (ASUCD student affairs) – the Homeless Awareness event on UCD campus; ASUCD is hosting students from other UC campuses on March 10-11
- R. Gonzalez – closure of Valley Oak Elementary School

Presentation by Yolo County Resource Conservation District Executive Director Paul Robins gave a report on the projects on which the District is working.

Brief Communications Members of the City Council made various announcements.

Long Range Calendar:
S. Souza moved, seconded by L. Heystek to accept the long range calendar.

AB1234 Reporting:
S. Greenwald – SACOG meeting

Consent Calendar

Resolution 07-022 authorizing the City Manager to award water meter reading contract to Alexander's Contract Services
Approved

Resolution 07-023 extending the exclusive negotiating agreement between Armisi, Inc., the City of Davis, and the Redevelopment Agency for the development of the Dresbach-Hunt-Boyer Tankhouse site
Approved

Budget adjustment #58 (\$73,536) – allocating funding received from the State Department of Education for child care services programs
Approved

Budget adjustment #59 (\$14,000) – allocating funding received from First Five Yolo for the child care outreach program
Approved

Budget adjustment #60 (\$44,584) – allocating funding to the Federal Child Care Resource and Referral Program
Approved

Budget adjustment #61 (\$219,284) – allocating funding for the Comprehensive Approach to Raising Education Standards (CARES) Program
Approved

Revised job specification – Records and Communications Manager
Approved

Business and Economic Development Commission regular meeting minutes of November 27, 2006
Informational

Open Space and Habitat Commission regular meeting minutes of January 11, 2007
Informational

Planning Commission regular meeting minutes of October 25, 2006
Informational

Open Space and Habitat Commission 2007 goals
Ratified

Ordinance 2276 amending the Zoning Code to establish a Conditional Use Permit requirement for an addition, a conversion or new construction that results in six or more bedrooms in a dwelling unit on lots in the Residential One Family (R-1), Residential One and Two-Family (R-2), Residential Restricted (R-R) and similar planned development districts within the city limits
Adopted (Introduced 02/06/2007)

Ordinance 2277 amending Section 22.08.280 of the Municipal Code of the City of Davis relating to timed parking zones
Adopted (Introduced 02/06/2007)

Treasurer's report for the quarter ended January 14, 2007

Informational

City Council minutes from the regular meeting of February 6, 2007

Approved

S. Souza moved, seconded by D. Saylor, approval of the consent calendar as listed above. Motion passed by the following vote:

AYES: Heystek, Saylor, Souza, Greenwald
NOES: None
ABSENT: Asmundson

Update on Police Department Operations – Citizens Advisory Board, Police Advisory Committee and Police Ombudsman

B. Emlen announced that a new Police Chief Mr. Landy Black from Seattle will start in April.

B. Emlen and K. Stachowicz provided information on the progress made in this area. The activities of the Citizens Advisory Board (CAB) were provided. The recommendations of the Police Advisory Committee (PAC) were reviewed. Observations, recommendations, and needs for the Police Department from the Police Ombudsman were discussed.

B. Aaronson spoke to the Commission on Accreditation of Law Enforcement Agencies (CALEA) Accreditation. He addressed issues that were in his report, including the in-car computers and their need to be functioning properly.

D. Sandino (PAC member) discussed the process that PAC goes through in reviewing Internal Affairs investigations. They look closely at the investigations and make recommendations.

M. Rutheiser (Chamber of Commerce and CAB member) discussed how diverse CAB is.

S. Worker (CAB member) discussed the police/student relations that have started. He pointed out that with the limited meeting time, it is difficult to get meaningful dialogue.

M. Reardon (CAB member) spoke to the diversity of the board. This board has been helpful to members of the community. The training that the board is receiving is outstanding.

John Pamperin (CAB member) advised that he is thrilled with the selection of the new Police Chief and in knowing the Ombudsman.

C. Haney-Harrison has a high interest in student involvement, but there is very little information available. She mentioned the drug testing of the youth that was in the recent CAB minutes.

C. Escamilla-Greenwald advised that prior to the current CAB, it had been in existence for many years, but had been disbanded by Former Police Chief Hyde. Inclusion training should be ongoing and should not be optional. It is good to see the issues are being discussed and that progress is being made.

N. Kumagai spoke in support of the Police Department and voiced concern over the department losing senior members of their staff.

R. Gonzalez said after receiving numerous tickets, a person can feel threatened just driving down the street. Communication between the public and the Police Department are important. He would like to see officers doing kind things and not always enforcement.

By Council consensus, the City Manager's Office was directed to work collaboratively with the new Police Chief to facilitate ongoing progress in addressing Police Department needs and continued improvement in police/community relations.

Pre-Application for Mixed-Use Project on Land Dedication Site at 2990 Fifth Street

D. Foster provided the background information for the project. The new Executive Director of Community Housing Opportunities Corporation (CHOC), Manuela Silva was introduced.

M. Stutter, a board member for CHOC, requested the City Council's support of this project.

D. Saylor moved, seconded by L. Heystek, Resolution 07-024, amending and furthering Resolution No. 04-235, Series 2004, in relation to the use, affordability, and timing of construction at the City's Land Dedication Site at 2990 Fifth Street and making the following findings:

- a. Even with the inclusion of office space, Community Housing Opportunities Corporation (CHOC)'s proposed project will provide the minimum number of 21 affordable ownership units to low-income households, the project size for which the land dedication site was provided to the City. Furthermore, CHOC intends to provide seven to nine additional affordable ownership units within the project beyond the 21-unit minimum.
- b. CHOC offices within the project will provide benefit to the future buyers of the project and residents of CHOC's three surrounding rental projects because the CHOC offices are made more accessible and available to these residents.
- c. Permanent office space for CHOC at this location ensures the long-term presence of the organization within Davis and provides increased sustainability to the organization.
- d. Location of the CHOC offices on Fifth Street places the non-profit affordable housing provider on a main street within Davis that makes it more visible and accessible to the community as a whole.
- e. The provision of non-profit office space within the project would provide additional services to the low/moderate income residents that live within and near the proposed project.
- f. Ten thousand square feet of office space addresses some of the local need for non-profit office space.

Motion passed by the following vote:

AYES: Heystek, Saylor, Souza, Greenwald
NOES: None
ABSENT: Asmundson

Staff recommendation II: Require that, in addition to the standard affordability deed restrictions on the affordable ownership units, the City enter into a covenant with CHOC that limits use of the entire office space to non-profit organizations, with a preference for Davis-based organizations. The covenant shall provide the City of Davis the right to approve all future tenants of the office space and regulate the rent charged per square foot of space. The regulated rent shall consider the income necessary for CHOC to make monthly loan payments on the building's permanent loan, shall provide CHOC a property and asset management fee, and shall account for the costs and reserves needed for the upkeep and long-term maintenance of the office space. Likewise, the rent-setting shall recognize the rent affordability needs of local non-profit organizations and shall require CHOC to direct any additional rent profits back to the community land trust.

Main Motion by D. Saylor, seconded by S. Souza to adopt of staff recommendation II with the removal of the statement that the City of Davis has the right to approve all future tenants of the office space.

Substitute motion by S. Greenwald, seconded by L. Heystek to approve staff recommendation II as submitted.

Substitute, substitute motion by S. Souza, seconded by L. Heystek for staff recommendation II to be brought back at a future date with different language.

Substitute motion failed by the following vote:

AYES: Saylor, Souza
NOES: Heystek, Greenwald
ABSENT: Asmundson

New Substitute, substitute motion by S. Greenwald, seconded by L. Heystek to bring back staff recommendation II as it is currently written.

The motion passed by the following vote:

AYES: Heystek, Greenwald
NOES: None
ABSENT: Asmundson
ABSTAIN: Saylor, Souza

D. Saylor moved, seconded by S. Greenwald approval to require a project affordability that includes 21-30 units with income mix to be discussed at a future Council meeting when the project pro forma is reviewed and when various unit mix options are presented to the City Council and Redevelopment Board. The motion passed unanimously.

D. Saylor moved, seconded by S. Greenwald a ten-month construction extension, requiring that the project be under construction no later than July 1, 2008. The motion passed unanimously.

Fiscal Year
2006/2007 Mid-year
Budget Update

K. Fletcher highlighted the key elements on the fiscal year 2006/2007 mid-year budget update.

P. Navazio answered questions of the Council.

Yolo County General
Plan Update

K. Hess provided information on the County general plan update process and how it could potentially affect Davis.

There was some discussion regarding the current Pass Through Agreement with Yolo County.

D. Parfit voiced support for the Council to be proactive in discussions with the County regarding how their general plan update could affect Davis. He discussed fair growth and how much growth the County can sustain.

There was consensus that a joint meeting with the Yolo County Board of Supervisors be requested through the 2X2 meeting.

Adjournment

The meeting was adjourned at 12:04 a.m. in the memory of Barry Landy.

Margaret Roberts, CMC
City Clerk

MINUTES OF THE DAVIS REDEVELOPMENT AGENCY
Meeting of February 20, 2007

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

Roll Call: Board members Present: Ruth Asmundson, Lamar Heystek, Don Saylor, Stephen Souza, Sue Greenwald

Board members Absent: None

Other Officers Present: City Manager Bill Emlen, Agency Attorney Harriet Steiner, Agency Clerk Margaret Roberts

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

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald
NOES: None

Public Comments There were none.

Consent Calendar Redevelopment Agency Minutes from the Regular Meetings of February 6, 2007
Approved

RDA Resolution 1193 Extending the Exclusive Negotiating Agreement Between Armisi, Inc., the City of Davis, and the Redevelopment Agency for the Development of the Dresbach-Hunt-Boyer Tankhouse Site
Approved

S. Souza moved, seconded by D. Saylor, approval of the consent calendar as listed above and passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald
NOES: None

Adjournment The meeting was adjourned at 12:04 a.m. in the memory of Barry Landy.

Margaret Roberts, CMC
Agency Clerk