

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of December 9, 2008

The City Council of the City of Davis met in regular session beginning at 5:04 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Asmundson.

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

Councilmembers Absent: None

Other Officers Present: City Manager Bill Emlen, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

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

Budget Workshop City Manager Bill Emlen outlined the workshop objective, namely, to provide an update on the budget outlook related to revenue projections, impacts from the State budget, and projected deficits for fiscal years 2008/09 and 2009/10.

Assistant City Manager Paul Navazio, provided information regarding the general fund forecast and property and sales tax assumptions and revenue impacts, and summarized the long-range financial planning framework.

By consensus, City Council directed staff to schedule another budget workshop to further discuss long range planning and potential impacts from the State budget.

Council recessed at 7:00 p.m. and reconvened at 7:07 p.m.

Public Comments Randii MacNear, Davis Farmers Market, expressed appreciation for city and community support of the market, and stated the market is interested pursuing a collaborative effort with the Yolo County Visitors Bureau in a possible relocation to the Hunt Boyer facility.

John Troytle spoke regarding street lighting issues.

Sharon Shoemaker, Wuxi, Huishan District, China Sister City Committee Chair, relayed information from a recent delegation visit to China, and presented needlepoint silk artwork received in commemoration of the sister city relationship between Wuxi and Davis.

Ellen Pontac announced that tomorrow is "National Day Without a Gay" and requested community support of marriage equality.

David Greenwald spoke regarding the investigation of the Fire Department by Bob Aaronson, and stated City Council must be fully informed in order to make any decisions and should pursue an un-redacted version of the report.

Joe Sherman spoke regarding the criminal justice system.

Rod Macnall, Barbara King, Rhonda Reed, Emily Meharg, and Tim Alice spoke regarding the following consent calendar item: Request to Designate Grove of Orange Trees at 604 Second Street as a Landmark Tree Grove. Comments included: support for designating grove with landmark status to acknowledge historical value; health benefits of trees; considered a serenity trap; significant size grove, especially considering downtown location; grove should be recognized even if slated for removal, and status is independent of future fate.

Consent Calendar

Resolution No. 08-177 – Authorizing the City Manager to Enter Into the Agreements Necessary to Amend the Lease and Sublease Associated with Davis Waste Removal (DWR) and Davis Youth Soccer League (DYSL) for Soccer Fields East of Davis
Approved

Resolution No. 08-178 – to Join Amicus Brief to Petition Supreme Court to Invalidate Proposition 8, the Proposed Constitutional Amendment to Define Marriage as that Between a Man and a Woman
Approved

Ordinance No. 2329 – Amending Section 22.07.030 of the Municipal Code Relating to Stop Intersection Designation – Installation of an All-Way Stop Control at Intersection of Research Park Drive and Da Vinci Court
Adopted (Introduced 12/02/2008)

Commission Minutes:

1. City-UCD Student Liaison Commission Regular Meeting of September 10, 2008
2. Historical Resources Management Commission Regular Meeting of October 10, 2008

Informational

Development Impact Fee Annual AB1600 Report – Schedule of Revenues, Expenditures and Beginning and Ending Unexpended Balances of Development Impact Fees Collected by the City for the 2007/2008 Fiscal Year
Accepted report

D. Saylor moved, seconded by S. Souza, to approve the consent calendar as listed above. Motion passed unanimously.

Item Removed from the Consent Calendar:

Item removed by L. Heystek and S. Greenwald.

Request to Designate Grove of Orange Trees at 604 Second Street as a Landmark Tree Grove

Urban Forest Manager Rob Cain explained that the city received an application from a resident requesting the orange grove at 604 Second Street be designated as a Landmark Tree Grove. The request received unanimous support from the Tree Commission; however, staff recommendation is not to confer the designation because there is inconclusive historical evidence, and the condition and size do not meet the landmark tree designation.

S. Souza moved, seconded by L. Heystek, approval of Resolution No. 08-179 - Designating Landmark Trees at 604 Second Street to include the following additional language: WHEREAS, the City Council has already taken action on the Environmental Impact Report (EIR) relevant to the property on which the trees sit, and as removal of trees has already been determined a significant impact as part of the EIR, actual designation as landmark trees does not change or affect determination and direction previously made by City Council. Motion passed unanimously.

Public Hearing: Resolution Directing Staff to Issue an RFP for the 2009-2010 CDBG and HOME Program Funds, to Include the Critical Needs List

Community Services Director Elvia Garcia-Ayala explained that the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program are federal grant programs designed to aid cities in improving services and the availability of affordable housing to low income residents. Annually, the city issues a Request for Proposals (RFP) with an identified critical needs list to serve as a means to prioritize funding recommendations. Housing and Human Services Superintendent Danielle Foster summarized the identified critical needs, which focus on (1) direct services such as food, shelter, and healthcare, and (2) indirect services such as mental health, and elder, youth, and child services.

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

D. Saylor moved, seconded by S. Greenwald, approval of Resolution No. 08-180 – Directing Staff to Issue a Request for Proposals (RFP) for the 2009-2010 Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program Funds, to Include the Critical Needs List. Motion passed unanimously.

Public Hearing: Resolution Setting Amount of the Development Impact Fees

Financial Planning Specialist Bob Blyth summarized the proposed modifications to the development impacts fees and outlined the update process which includes the replacement value of existing facilities, development information based on the build-out progress of General Plan, and project descriptions and cost estimates based on industry-standard inflation factors.

Mayor Asmundson opened the public hearing, and hearing no comments,

closed the public hearing.

D. Saylor moved, seconded by S. Souza, approval of Resolution No. 08-081 – Setting the Amount of the Development Impact Fees Established by Ordinance No. 1549 to Become Effective February 15, 2009. Motion passed unanimously.

Council recessed at 8:31 p.m. and reconvened at 8:38 p.m.

Downtown Building Reuse Feasibility Study for the Dresbach-Hunt-Boyer Mansion (*City Council & Redevelopment Agency item*)

Deputy City Manager Ken Hiatt explained that City Council directed staff to evaluate city-owned facilities in the downtown area to ensure the highest and best use of each facility based on city needs and goals. Property Management Coordinator Anne Brunette summarized the feasibility study, and provided details of the reuse options for the Dresbach-Hunt-Boyer Mansion which were narrowed down to a restaurant or a visitor's center.

Nancy Price stated additional fiscal analysis should be conducted, and that the property is too prime a location to be a visitor center. She suggested other ways to use building such as: bed and breakfast; retail featuring Yolo County fine foods, wines and local produce; and a rental space for small parties and weddings.

Rhonda Reed questioned whether the city has the option to distribute a broader request for proposals, and spoke in opposition to a visitor center at the site.

S. Souza moved, seconded by S. Greenwald, to direct staff to work with the Davis Downtown Business Association (DDBA), Yolo County Visitors Bureau, Davis Farmers Market and UC Davis to develop a plan for creating a community events and information center to maximize the effectiveness and efficiency of overlapping responsibilities to include the ability to purchase Davis/Yolo items and tickets for regional, citywide and UC Davis events while concurrently circulating a Request for Proposals (RFP) for reuse of the building as a restaurant or bed and breakfast, and return to the City Council and Redevelopment Agency with an implementation plan during winter 2009. Motion passed by the following vote:

AYES: Greenwald, Heystek, Souza

NOES: Saylor, Asmundson

S. Greenwald moved, seconded by L. Heystek, to amend the previous motion to include circulation of a Request for Proposals (RFP) for any other creative use. Motion failed by the following vote:

AYES: Greenwald, Heystek

NOES: Saylor, Asmundson

ABSTAIN: Souza

Brief
Communications

D. Saylor stated a community vigil is scheduled on December 17, 2008, in Central Park to recognize the victims of the Mumbai attack. By consensus, City Council expressed support.

Long Range Calendar

B. Emlen recommended the Fire Department investigation report be agendaized for a January meeting instead of the next meeting. City Attorney Harriet Steiner stated staff will develop an appropriate way to disclose the information contained in report to Councilmembers. Council concurred.

AB1234 Reporting

Adjournment

The meeting was adjourned at 11:19 p.m.

Zoe S. Mirabile, CMC
City Clerk

MINUTES OF THE DAVIS REDEVELOPMENT AGENCY
Meeting of December 9, 2008

The Redevelopment Agency 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 Asmundson.

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

Board Members Absent: None

Other Officers Present: City Manager Bill Emlen, City Attorney Harriet Steiner, Agency Clerk Zoe Mirabile

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

Public Comment None

Resolution to Identify Project Option B for the Development of 233 & 239 J Street, to Issue an RFP for the Development of the Properties and to Negotiate for the Houses at 311 & 315 B Street Housing and Human Services Superintendent Danielle Foster explained that the Redevelopment Agency purchased the lots at 233 and 239 J Street in August 2005 using affordable housing funds, with a five-year deadline to develop, use or sell the properties and repay the funds. After outreach to owners of vintage homes, interest was expressed by the owners of 311 and 315 B Street to relocate one or both of the houses to the J Street properties. Foster outlined the five conceptual project options developed for the site, and explained staff recommendation is to proceed with Option B as it maximizes the preservation of existing houses, provides four affordable housing units, and is consistent with the character of the neighborhood.

Allen Miller stated there are parking issues related to the adjacent 12 bedroom duplex, and spoke in support of Option B.

Rhonda Reed also spoke in support, and stated she is particularly interested in an owner occupancy project. Also, Option B meets the vision of both the J Street neighborhood and B Street Visioning Project and is a good fit for the neighborhood.

Nancy Price questioned what would happen to houses if they were not relocated from B Street.

Tim Alice, Old East Davis Neighborhood Association, spoke in support of the proposal as the plan meets both the desired mitigation from the B and Third Streets Visioning Plan and the J Street neighborhood goals related to

ownership housing.

Wayne Eckert, Habitat for Humanity, also spoke in support of Option B, and expressed interest in developing affordable housing on the site.

S. Souza moved, seconded by S. Greenwald, approval of Resolution No. 1220 - Identifying Project Option B for the Development of 233 and 239 J Street, to Issue a Request for Proposals (RFP) for the Development of These Properties and to Negotiate for the Houses at 311 and 315 B Street.

D. Saylor proposed a friendly amendment to include direction to staff to pursue consideration of 120% of Area Median Income During Negotiations. Accepted by mover and second. Motion passed by the following vote:

AYES: Greenwald, Heystek, Souza

NOES: Saylor, Asmundson

Downtown Building Reuse Feasibility Study for the Dresbach-Hunt-Boyer Mansion (*City Council & Redevelopment Agency item*)

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