

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of July 27, 2010

The City Council of the City of Davis met in regular session beginning at 5:00 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Saylor.

Roll Call: Councilmembers Present: Sue Greenwald, Joe Krovoza, Don Saylor, Stephen Souza, Rochelle Swanson

Councilmembers Absent: None

Other Officers Present: Assistant City Manager Paul Navazio, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

Approval of Agenda S. Souza moved, seconded by J. Krovoza, to approve the agenda. Motion passed unanimously.

Workshop: Interim Public Works Director Bob Clarke and Utilities Manager Keith Smith presented an update on the analysis of alternative wastewater treatment project options, evaluation criteria, cost estimates and preliminary staff recommendations.

Wastewater Treatment Alternatives

City Council recessed at 6:25 p.m. and reconvened at 6:35 p.m.

Ceremonial Presentation Mayor Don Saylor and Councilmember Swanson presented a Proclamation Recognizing Anniversary of the Americans with Disabilities Act and Recommitting to the Full Implementation of the Act.

Public Comments

- Jordan Brown - encouraged commitment to nuclear disarmament; requested city join Mayors for Peace—expressing support for abolition of nuclear weapons
- Don Davis - city employee Public Works Wastewater division; relayed incident wherein staff had to remain at work site many hours after scheduled without receiving overtime because of furlough scheduled within the week
- David Owen, DCEA President – incident stems from improper implementation of overtime provisions; some employees have had to take two furloughs within one pay period
- Ben Pearl, Solar Community Housing Association - project to move two vintage homes to city-owned lot on J Street will occur on Monday, August 2; urged Council to keep an open mind regarding cooperative affordable housing projects

Consent Calendar Resolution No. 10-112 - Authorizing the City Manager to Enter Into a Lease with Davis Tennis Club for the Use and Improvement of the Guild Building at Community Park
Approved

Resolution No. 10-113 - Certifying the Code Enforcement Cost Accounting Report of Unpaid Administrative Citation Fines, Abatement Penalties, and Reinspection Fees and Assessing Affected Parcels for Penalties and Requesting Inclusion of the Charges on the Yolo County Secured Tax Roll in the Same Manner as General Taxes

Approved

Natural Resource Conservation Service/City of Davis Farm and Ranch Lands Protection Program Cooperative Agreement

1. Approved Resolution No. 10-114 - Approving Cooperative Agreement and Authorizing the City Manager to Execute Documents Related to the Expenditure of Funds Under the Agreement
2. Authorized City Manager to make minor modifications to the Agreement and execute documents related to the expenditure of funds under the agreement

Budget Adjustment #136-FY09/10 (\$3,335,340) – Correcting Funding Sources for City Self-Insurance Expenditures and Premium Revenues

Approved

Budget Adjustment #137-FY09/10 (\$70,192) – Transferring Funds from Redevelopment Agency Set-Aside to City General Operating Grants to Correct Funding Source for the Transitional Housing Plus Program (Item also on Redevelopment Agency Board Consent Calendar)

Approved

Budget Adjustment #139-FY09/10 (\$47,944) – Reimbursing Redevelopment Agency for Installation of Paid Parking Meters, Landscaping and Wayfinding Signage at E Street Plaza

Approved

Commission Minutes:

- a. Historical Resources Management Commission Meeting of May 17, 2010
- b. Senior Citizens Commission Meeting of June 10, 2010

Informational

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

Removed from Consent Calendar:

Item removed from consent calendar by S. Souza.

Authorizing an Exclusive Negotiation Agreement for the Lease of a Portion of

Community Development Director Ken Hiatt summarized the proposal for a multi-megawatt solar farm on a portion of the city's 780-acre Howatt Ranch.

S. Souza moved, seconded by R. Swanson, to approve Resolution No. 10-115 - Authorizing the City Manager to Enter Into an Exclusive Negotiation Agreement Associated with a Lease of a Portion of Howatt Ranch for a Photovoltaic Facility – agreement with the Yackzan Group for development of up to 100 acres.

Howat Ranch
for a Photovoltaic Facility

D. Saylor proposed a friendly amendment to include language regarding local preference for vendors, encourage pursuit of local vendors that can provide service or materials that would meet the needs of the project. Accepted by mover and second.

Motion passed unanimously.

Public Hearing:
Visitor Attraction Business Improvement District Annual Reauthorization

Deputy City Manager Kelly Stachowicz explained the Business Improvement District (BID) is the levy of a 1% assessment on room occupancy upon all hotel/motels and bed and breakfast within the city limits and raises an average of \$100,000/year; funds are passed through Downtown District Business Association (DDBA). The city is required to consider this renewal annually. There is no increase to fees proposed, renewal of existing fees only.

S. Souza moved, seconded by S. Greenwald, as follows:

1. Approve Resolution No. 10-116 - Confirming the Assessment Report and Approving the Levy of an Assessment for the Visitor Attraction District Pursuant to the Parking and Business Improvement Area Law of 1989
2. Approve Resolution No. 10-117 - Authorizing the City Manager to Execute Service Agreement with Yolo County Visitors Bureau

Motion passed unanimously.

Guidelines for Housing that Serves Seniors and Persons with Disabilities

Interim City Manager Paul Navazio stated the guidelines are intended for use throughout the development review process in two categories: general housing and projects proposed specifically to meet needs of seniors and social services.

Human Services Superintendent Danielle Foster outlined the guidelines.

Public comment:

- Elaine Roberts-Musser, Senior Citizens Commission - guidelines have been developed by commission; promote accessibility/visitability and variety of housing types

S. Souza moved, seconded by S. Greenwald, to approve Resolution No. 10-118 - Adopting Guidelines for Housing that Serves Seniors and Persons with Disabilities. Motion passed unanimously.

Phase-1 of a City of Davis / UC Davis Fire Department Functional Merger / Consolidation

Interim Fire Chief Bill Weisgerber summarized the proposed pilot program for a City of Davis/UC-Davis fire department functional merger/consolidation.

S. Souza moved, seconded by S. Greenwald, as follows:

1. Approve Resolution No. 10-119 - Authorizing City Manager to Execute Management Services Agreement with UC Davis for Specific Shared Fire Services
2. Direct staff to continue to work with UC Davis to prepare for migration of UC-Davis fire dispatching services to City of Davis fire dispatching services (Davis PD).

Motion passed unanimously.

S. Souza moved, seconded by S. Greenwald, to concur with the City's participation in a Request for Proposals, in partnership with UC-Davis, for targeted consulting services to assist with:

1. Independent 3rd party review and validation of model recommendations for a full merger.
2. "Standards of Coverage" analysis for response efficiencies now, and into the future.
3. Expertise in future governance and administration models.
4. Potential inclusion of West Sacramento and/or Woodland in operational and administrative models.
5. Recommended next steps.

Motion passed unanimously.

Interim Plan and Next Steps for Affordable Housing Units formerly held by Davis Area Cooperative Housing Association (DACHA)

(Joint Discussion with Redevelopment Agency)

Housing & Human Services Superintendent Danielle Foster explained the Redevelopment Agency now holds title to the 20 units previously owned by DACHA, 16 of which are occupied. Currently, there are short term month-to-month leases on the units while the City and Agency make a determination on long-term status.

City Council

S. Souza moved, seconded by S. Greenwald, to approve Resolution No. 10-120 – of the City Council Authorizing the Redevelopment Agency Board to Lease Former Davis Area Cooperative Housing Association (DACHA) Properties to Existing DACHA Members, Once the Properties are Deemed Habitable, on an Interim Basis Until Future Use of the Units is Determined By the Agency and City of Davis, that:

1. Authorizes the Redevelopment Agency to enter into month to month rental leases with the residents of the sixteen occupied units to allow them to continue residing at their current addresses with the monthly rental payments and occupancy terms to be consistent with the affordable housing covenant and previous arrangements under DACHA during the interim period until the City and Agency have determined a more permanent use for the twenty units now owned by the Agency
2. Authorizes and directs staff to pursue options for use of the four vacant units and any future vacant units, including but not limited to short-term rental housing and transitional housing to be used by families at-risk of homelessness, during the interim period; and
3. Directs staff to explore permanent uses of the twenty affordable housing units, including but not limited to affordable rental housing, limited equity cooperative housing, and affordable ownership options with capped appreciation, and to return with a recommendation to Council and the Redevelopment Agency no later than January 2011.

Motion passed unanimously.

Redevelopment Agency

S. Souza moved, seconded by S. Greenwald, to approve Resolution 1241 – of the Redevelopment Agency Board of the Redevelopment Agency of the City of Davis Authorizing the Agency to Enter into Interim Leases on Former Davis Area Cooperative Housing Association (DACHA) Properties with existing DACHA Mem-

bers, Once the Properties are Deemed Habitable, on an Interim Basis Until Future Use of the Units is Determined By the Agency and City of Davis, that

1. Approves the necessary budget adjustment and authorizes the Agency Executive Director to approve expenditures of up to \$25,000 in total for necessary repairs in order to maintain and achieve habitability of the housing units, as needed
2. Authorizes the Redevelopment Agency to enter into month to month rental leases with the residents of the sixteen occupied units to allow them to continue residing at their current addresses, with all monthly rental payments and occupancy terms remaining consistent with the affordable housing covenant and previous arrangements under DACHA, and based on determinations of habitability of the unit(s) and compliance with applicable rules and regulations such as Homeowner's Association requirements and state and local laws, during the interim period until the City and Agency have determined a more permanent use for the twenty units owned by the Agency
3. Authorizes and directs staff to pursue options for use of the four vacant units and any future vacant units, including but not limited to short-term rental housing and transitional housing to be used by families at-risk of homelessness, during the interim period
4. Directs staff to explore permanent uses of the twenty affordable housing units, including but not limited to affordable rental housing, limited equity cooperative housing, and affordable ownership options with capped appreciation, returning with a recommendation no later than January 2011.

Motion passed unanimously.

City Council recessed at 7:33 p.m. and reconvened at 7:35 p.m.

Application for Grant Funds for the Sustainable Communities Planning Grant (Prop 84)

Principal Planner Bob Wolcott summarized the scope of the city's grant proposal for a Gateway/Olive Drive Specific Plan Update; major components include improvements to the Richards Boulevard/Olive Drive intersection, parking and access improvements for Union Pacific Depot, and exploration of alternative land uses on west Olive Drive and Nishi property and access.

Public Comment:

- David Greenwald - opposed consideration of Nishi property for grant, location problematic, issue of traffic circulation

J. Krovoza moved, seconded by R. Swanson, to approve Resolution No. 10-121 - Approving the Application for Grant Funds for the Sustainable Communities Planning Grant and Incentives Program Under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84) – Proposed Project: Gateway / Olive Drive Specific Plan Update. Motion passed by the following vote:

AYES: Krovoza, Souza, Swanson, Saylor
NOES: Greenwald

Car Sharing Pilot Program – Zipcar

Administrative Analyst Stacey Winton summarized the Car Sharing Pilot Program which will provide vehicles for Zipcar members to rent on an as needed basis.

Public Comment:

- Kemble Pope: support program; marketing for Davis should focus on family needs and citizens who need alternative transportation in addition to their main vehicle

R. Swanson moved, seconded by S. Greenwald, as follows:

1. Approved Resolution No. 10-122 - Authorize City Manager to Execute Contract with Zipcar for Citywide Car Sharing Program
2. Introduced Ordinance Amending Chapter 22, Article 16 of the Davis Municipal Code Relating to the Parking of Electric and Car Share Vehicles in Specially Designated Parking Spaces
3. Approved Budget Adjustment #2-FY10/11 – Setting aside funds for potential program costs over the two year contract period

Motion passed unanimously.

Designation of Voting Delegate and Alternate(s) for the League of California Cities Annual Conference – September 15-17, San Diego

D. Saylor moved, seconded by S. Souza, to appoint R. Swanson as the regular delegate and J. Krovoza and S. Greenwald as alternates.

S. Greenwald moved substitute motion to appoint S. Greenwald and R. Swanson as joint voting delegates. No second.

J. Krovoza moved substitute motion, seconded by R. Swanson, to jointly appoint R. Swanson and S. Greenwald as primary delegates and voting members and J. Krovoza as alternate. Motion passed by the following vote:

AYES: Greenwald, Krovoza, Souza, Swanson
NOES: Saylor

City Attorney Harriet Steiner stated staff will confirm with League of California Cities as to how to fill out paperwork appropriately to reflect designation.

Long Range Calendar

R. Swanson moved, seconded by J. Krovoza, to approve the long range calendar as presented. Motion passed unanimously.

Adjournment

The meeting was adjourned at 8:39 p.m. in memory of Rob Jaffe.

Zoe S. Mirabile, CMC
City Clerk

MINUTES OF THE DAVIS REDEVELOPMENT AGENCY BOARD
Meeting of July 27, 2010

The Redevelopment Agency Board of the City of Davis met in regular session beginning at 6:35 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Board Chair Saylor.

Roll Call: Board Members Present: Sue Greenwald, Joe Krovoza, Don Saylor, Stephen Souza, Rochelle Swanson

Board Members Absent: None

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

Approval of Agenda S. Souza moved, seconded Joe Krovoza, to approve the agenda. Motion passed unanimously.

Public Comments None

Consent Calendar Budget Adjustment #137-FY09/10 (\$70,192) – Transferring Funds from Redevelopment Agency Set-Aside to City General Operating Grants to Correct Funding Source for the Transitional Housing Plus Program.
Approved

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

Interim Plan and Next Steps for Affordable Housing Units formerly held by Davis Area Cooperative Housing Association (DACHA) Housing & Human Services Superintendent Danielle Foster explained the Redevelopment Agency now holds title to the 20 units previously owned by DACHA, 16 of which are occupied. Currently, there are short term month-to-month leases on the units while the City and Agency make a determination on long-term status.

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