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 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

D. Saylor: Council Subcommittee on Commissions Report on Commission Structure will be tabled and brought back at a later date after further review.

R. Swanson moved, seconded by S. Souza, to approve the agenda as amended. Motion passed unanimously.

Ceremonial Presentation

Proclamation Recognizing City Manager Bill Emlen for His Outstanding Service to the City and the Davis Community was presented by all Councilmembers.

Public Comments

• Joe Sherman: Civil rights and the criminal justice system.
• Dan Wolk, speaking on behalf of Senator Lois Wolk: Appreciation to Bill Emlen for service to Davis.
• Terry Cook: Some bicyclists are unfriendly and discourteous; need guidelines regarding how to share paths and greenbelts between pedestrians and bicyclists.
• Dillan Schafer, ASUCD City-County Affairs: Disconnect between Council and students; entire community needs to work towards cohesion; urge Council to begin to move towards bridging the divide.

Consent Calendar

Resolution No. 10-137 - Authorizing the City Manager to Enter into Field Use Agreement Between the City of Davis and the Davis Lacrosse Club Regarding the Use of City Fields

Approved

S. Greenwald recused herself from the following due to a conflict of interest as she owns real property within 500 feet:

Resolution No. 10-138 - Authorizing the Acceptance and Execution of a Community-Based Transportation Planning Grant from the State of California Department of Transportation for the Third Street Improvements Project – Public Outreach and Planning for Corridor Improvement Between A and B Streets

Approved
Resolution No. 10-139 - Authorizing the City Manager to Execute Amendment No. 1 to the Power Purchase Agreement with SunEdison, LLC, for the City of Davis Solar Photovoltaic Project
Approved

Resolution No. 10-140 - Appointing Paul Navazio as Interim City Manager and Approving an Employment Agreement with Paul Navazio
Approved

Budget Adjustment #152 ($70,102) – Allocating Increased Public Works Permits Program Funding for FY2009/10
Approved

Sustainable Holiday Tree Program
Approved the implementation of a sustainable tree management program to locally grow and harvest the community’s annual holiday tree for use in the E Street Plaza

Commission Minutes:
1. Finance and Budget Commission Meeting of July 12, 2010
2. Open Space and Habitat Commission Meetings of April 12 and May 10, 2010
3. Senior Citizens Commission Meeting of July 8, 2010
4. Telecommunications Commission Meeting of July 21, 2010
Informational

Fiscal Year 2009/10 Fourth Quarter Administratively Approved Budget Adjustments
Informational

Sacramento Area Council of Governments (SACOG) Community Workshop on Metropolitan Transportation Plan (MTP) to be Held on October 14, 2010
Informational

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

Removed from Consent Calendar:

Expansion of the Production of Solar Power at the PVUSA Site

Item removed by S. Greenwald.

Sustainability Program Manager Mitch Sears: Adoption of the non-binding resolution is consistent with past Council actions and provides a starting point for the next phase of innovation at PVUSA.

S. Souza moved, seconded by J. Krovoza, to approve Resolution No. 10-141 - Supporting the Expansion of the Production of Solar Power at the Photovoltaic – Utility Scale Application (PVUSA) Site in Davis, California. Motion passed unanimously.
Public Hearing: Program Year 2009-10 CAPER

Administrative Analyst Patrick Conway: Report informs about the activities that were funded during Program Year 2009 and evaluates how the funded activities assisted very low-income and low-income residents.

Mayor Saylor opened the public hearing, and after no comments, closed the public hearing.

S. Souza moved, seconded by R. Swanson, to approve Resolution No. 10-142 - Authorizing the City Manager to Submit the Program Year 2009-2010 Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) to Fulfill Required Reporting on City Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Funds. Motion passed unanimously.


Planner Cathy Camacho: Yolo Federal Credit Union is requesting entitlements for the development of two vacant parcels located at 501 G (former site of 76 Gas Station) and 511 G Street.

Clyde Brooker, Yolo Federal Credit Union: Project will serve all of Yolo County; financial cooperative, broad base of membership; serves businesses and residents.

Mayor Saylor opened the public hearing, and after no comments, closed the public hearing.

S. Souza moved, seconded by R. Swanson, to determine that Negative Declaration #02-09 prepared for this project adequately addresses the environmental impacts associated with the proposed project. Motion passed unanimously.

S. Souza moved, seconded by S. Greenwald, to approve Resolution No. 10-143 - Amending the General Plan Land Use Map (#01-09) from Core Service Commercial to Core Retail with Offices (CASP #01-09). Motion passed unanimously.

S. Souza moved, seconded by R. Swanson, to approve Resolution No. 10-144 - Intention to Vacate a Portion of Excess City Street Right of Way Located on Fifth Street, along the southern property line at 501 G Street (ROW #01-10). Motion passed unanimously.

D. Saylor: requested status report on drive-through use, 6 months from certificate of occupancy; determine if traffic is an issue, any accidents occurring, volume of use. Council concurred. Accepted by applicant.

S. Souza moved, seconded by R. Swanson, as follows:
1. Approve the following entitlement applications, based on findings and subject to conditions:
   A. Lot Line Adjustment (#02-09) to merge Lots 7 and 8 located at 501 G Street and adjust the north property line of the merged parcel 13 feet
B. Design Review #22-09 for the proposed site plan and architectural building elevations and materials
C. Conditional Use Permit #14-09 for drive-through facility (ATM); and grade level on-site parking

2. Direct staff to return to Council with a status report on drive-through use, six months from certificate of occupancy, determining if traffic is an issue, accidents occurring, too heavy of volume. (Accepted by applicant.)

Motion passed unanimously.

Directing Staff to Pursue Negotiations with Yolo County Housing Regarding the Future Rehabilitation and Reuse of the Pacifico Affordable Housing Project at 1752 Drew Circle

Housing & Human Services Superintendent Danielle Foster: Staff conducted outreach for the rehabilitation and reuse of the project; received proposals from Ecumenical Association for Housing (EAH) and Yolo County Housing (YCH) as well as a Business Plan from the Pacifico Student Co-operative Resident Council.

City Council recessed at 8:13 p.m. and reconvened at 8:20 p.m.

Al Bonnett, EAH Housing: Proposal geared towards collaboration with city; restructure property with appropriately designed, affordable rental apartments to exclusively serve students and foster-care youth in perpetuity; propose ground lease for land only and sale of buildings to EAH; used city’s affordable-rent table to determine the rents.

Lisa Baker, YCH: Provides housing services to residents of Yolo County for over 60 years; approached original architect and developers to look for improvements, reviewed rent rolls; minimize relocation by retaining current residents; aggressive rehabilitation on buildings C and D; configuration chosen in order to keep cost down, minimize city liability; position property for maximum resiliency in the future.

Public comments:
• Jeff Adamsky: Two good proposals; recommend EAH.
• Scott Fuller: Pacifico resident; two reasons for unsuccessful past--residents left to manage large facility without much mentorship, knowledge or support and no selection or education process regarding cooperative living and obligations that are involved. Future needs: mentorship and selection process; cooperative community with exchange students, foster youth and others; living intimately in cooperative fashion is a great experience.
• Justin Ellerby: Worked with resident Council over past two months to develop business plan; some issues in past have been addressed; moving down to two cooperative houses more achievable; major step is having full kitchen facility on both floors.
• Nicholas Reynolds: Pacifico resident and foster youth program; supports keeping two facilities as coop; support foster youth housed in cooperative facility.
• Gilbert Ying: Pacifico resident; supposed to be cooperative, but architecture isolates individuals on floors; further renovation into apartments would isolate
more; need cooperative residents that are invested in the facility.

- Don Tailorocca: Pacifico resident; vibrant community; request Council maintain cooperative.
- Ben Pearl, Solar Housing Association & Davis Cooperative Community Network: Current Pacifico residents pulled together and focused on two buildings; achieved occupancy and sense of community; favor local contender; support open discussion with current residents.

R. Swanson, moved seconded by S. Greenwald, to direct staff to continue discussions on both proposals (EAH and YCH); if possible, and if the applicants are amendable, consult with the Davis Cooperative Community Network and Pacifico residents to reflect current needs.

S. Greenwald proposed a friendly amendment that both parties take into account Council concerns regarding serving multiple populations in the City of Davis. Accepted by mover. Motion passed by the following vote:

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

Assistant City Manager Paul Navazio: Request for Proposals (RFP) for banking services was issued to all banking institutions with branches located within the city limits; staff recommends the City enter into a corporate account agreement with Wells Fargo Bank, N.A.

Public comments:
- Bernie Goldsmith: Community should tie itself to a local financial institution; local banks have the opinion that they can match or beat line of credit rates from Wells Fargo; felt they were shut out of bidding process.
- Serrita Pino: City should support local businesses
- Brian Klaine, Wendy Dewhurt and Dean Baldwin, from River City Bank: City should consider community; deposits made by customers are immediately reinvested in local community; capacity of delivering line of credit necessary; hires local vendors.
- Kemble Pope: Local vendor preference purchasing policy should apply to this contract; business should be conducted with good corporate citizens.
- Jeff Adamsky, First Northern Bank: Process not fair; request city slow down process; will come back with proposals from local banks that are competitive; largest community bank.

R. Swanson moved, seconded by S. Souza, to reject the current proposals and direct staff to proceed with a new Request for Proposals for banking and line of credit; include community reinvestment language in contract and potential for full line of credit. Return to Council within a reasonable timeline.

Swanson clarification: will allow staff discretion on line of credit process, if need be, staff will return before RFP conclusion. Motion passed unanimously.
2009 Davis Economic Health and Prosperity Report

Michael Faust, Business and Economic Development Commission (BEDC) Vice Chair: Cost of doing business in Davis is comparatively high (lease rates higher), cost of time to bring business to Davis and cost in upkeep is higher than comparable cities; in certain categories there is substantial sales tax leakage; intended to be starting point for measuring Davis’ economic performance.

Economic Development Specialist Brian Abbanat: Report is capable of integrating benchmarks, providing baseline data and common community understanding; by design, report refrains from making development recommendations.

S. Souza moved, seconded by J. Krovoza, as follows:
2. Establish a goal that the report shall be updated every two years

R. Swanson proposed a friendly amendment: report updated no less than every two years. Accepted by mover and second. Motion passed by the following vote:
AYES: Krovoza, Souza, Swanson, Saylor
NOES: None
ABSTAIN: Greenwald

Item removed by S. Greenwald.

Exclusive Negotiation Agreement Associated with a Lease of a Portion of the Golf Course Farm for a Photovoltaic Facility

S. Souza moved, seconded by D. Saylor, to approve Resolution No. 10-146 - Authorizing the City Manager to Enter Into an Exclusive Negotiation Agreement Associated with a Lease of a Portion of the Golf Course Farm for a Photovoltaic Facility, with OPDE US Corp for development on up to 140 acres. Motion passed by the following vote:
AYES: Krovoza, Souza, Swanson, Saylor
NOES: None
ABSTAIN: Greenwald

Item removed by S. Greenwald.

Affirming Support for the Guiding Documents for the Exploration of Shared Service Opportunities

City Manager Bill Emlen: Yolo Managers group decided to come forward with values, guiding principles; spirit of collaboration. All cities and county will be reviewing document within the next few weeks.

S. Souza moved, seconded by J. Krovoza, to approve Resolution No. 10-147 - Affirming Support for the Vision Statement, Values and Ground Rules as Guiding Documents for the Exploration of Shared Service Opportunities Between Lo-
cal/Public Entities in Yolo County. Motion passed unanimously.

**Brief Communications**

D. Saylor: DSIDE Workshop will be held September 23, E Street Plaza.

**Long Range Calendar**

By consensus, Council directed staff to agendize discussion of community solar farms.

**AB1234**

All Councilmembers attended League of California Cities Annual Conference in San Diego.

**Adjournment**

The meeting was adjourned at 10:59 p.m.

Zoe S. Mirabile, CMC
City Clerk