

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of October 26, 2010

The City Council of the City of Davis met in regular session beginning at 5:15 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: Interim City Manager Paul Navazio, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

Approval of Agenda R. Swanson moved, seconded by S. Souza, to approve the joint discussion portion of the agenda. Motion passed unanimously.

City Council / Business & Economic Development Commission
Joint Discussion – Davis
Economic Priorities
BEDC Members Present: Robert Agee, Steven Boschken, Michael Faust, Tracy Harris, Brian Horsfield, David Robert and James Smith
Ex Officios Present: Reed Youmans, Mark Rutheiser

Commissioner comments included:

- BEDC working to provide viable, productive and worthwhile advice to Council.
- Proposed workplan: Use Economic Development Strategy to inform decisions; Priority Workplan strategically outlines specific actions, defines assignments, achievable and measurable objectives.
- Economic development should include addressing housing.
- Need to act on the visions of the community; be innovative.
- Need to involve Planning and Finance & Budget Commissions.
- Encourage Council to take strong leadership role; present united front, engage in community visions efforts, must have cultural change.

Council comments included:

- Support proposed workplan.
- Need to increase tax base; businesses should be located within city limits.
- Be clear as to what net revenue is.
- Must address jobs/housing balance.
- Engage community and UC Davis representatives.
- Identify industry clusters to focus on.
- Need inventory of all retail spaces – vacant and underused (opportunities for infill/more vitality).
- Partnership approach most appropriate for government/business/academic entities.
- Take advantage of other commissions, schedule joint meetings as needed.
- Efforts should strengthen community values and sustainability over long haul.

Public comments:

- Doby Fleeman: Support BEDC efforts; see strong nexus between size of population and ability to generate taxes via retail; clear economic consequences to not having robust employment base.
- Mark Bosworth: Anticipated climate in Davis strongly supportive of start-ups and collaboration with UC Davis; BEDC effort is critical; City needs to take advantage of opportunities before they go away.
- Dapo Okupe: Must maintain good job/housing balance, too many commuters; do not rush through the process, work through commissions and engage the community.

City Council recessed at 6:22 p.m. and reconvened at 6:38 p.m.

Approval of
Agenda

S. Souza moved, seconded by J. Krovoza, to approve the City Council agenda.
Motion passed by the following vote:

AYES: Krovoza, Souza, Swanson, Saylor
NOES: None
ABSTAIN: Greenwald

Ceremonial
Presentation

Mayor Saylor presented the following:

- Proclamation Recognizing November as “Pancreatic Cancer Awareness Month”
- Proclamation Recognizing October 24, 2010 as United Nations Day and the Week of October 24-October 31 as Support UNICEF Week. Performance by Davis High School Advanced Treble Choir.

Public Com-
ments

- Rick Gonzales: Yolo Interfaith Integration Network (YIIN) will be showing documentary “Which Way Home” on October 30 at the Davis Community Church Fellowship Hall, story of migration; following film there will be discussion of film and information on YIIN.
- Samantha McCarthy, Dorothy Rosenberg, Sara Rizzo, Donna Billick, Joe Belaserra, Morgan Mooney, Sherry Johnston, Jean Venture, and Linda Fitzgibbon spoke regarding the Request for Reconsideration of Council Action Related to the East Area Water Tank Art Proposal (item submitted by Councilmember on regular calendar): Art has intrinsic value greater than actual price tag; support local artists; process should be fair, professional and transparent; arts opens up dialogue; tank project can serve as timely opportunity to inspire thoughtful and sophisticated project for Davis.

Consent Calen-
dar

Resolution No. 10-153 - Supporting Full Funding of the Energy Efficiency and Conservation Block Grants

Approved resolution and authorized Mayor to send a letter of support

Resolution No. 10-154 - Authorizing the City Manager to Enter Into Facility Use Agreements between the City of Davis and Citizens Who Care, Inc. and Peoples Resources, Inc.

Approved

Resolution No. 10-155 - Authorizing the City Manager to Enter Into an Agreement with First Five Yolo for Administration of the Child Care Quality Enhancement Program – Fiscal years 2010-2015

Approve

Resolution No. 10-156 - Authorizing the City Manager to Enter Into a Memorandum of Understanding with the County of Yolo to Collaborate on a Toy Lending Library

Approved

Resolution No. 10-157 - Authorizing the City Manager to Execute Amendment No. 1 to Consultant Agreement with West Yost Associates for Ground Water Quality Monitoring and Analysis, in the amount of \$95,500

Approved

Resolution No. 10-158 - Approving Community Media and Technology Grant Program Guidelines

Approved

Resolution No. 10-159 - Authorizing the City Manager to Enter Into Agreement with Senior Softball World Championships, Inc. to Host the 2011 Western National Championships on July 12-17, 2011

Approved

Open Space Acquisition – First State Bank of NW Arkansas Property - Mace Curve Purchase Option

Item removed from agenda by staff; will be brought back at a later date.

Budget Adjustment #28 (\$317,688) – Allocating Federal Community Development Block Grant (CDBG) Program Funds to Designated Activities

Approved

Budget Adjustment #30 (\$26,000) – Allocating Vehicle Replacement Funds for the Purchase of a Police Motorcycle

Approved

City Council Minutes from the Meetings of April 13 and 27, May 20 and 25, and October 5, 2010

Approved

Sacramento-Yolo Mosquito and Vector Control District Appointment
Reappoint Robert Washino, Ph.D., to the Sacramento-Yolo Mosquito and Vector Control District as the City of Davis representative

Commission Minutes:

1. Finance and Budget Commission Meeting of September 13, 2010

2. Historical Resources Management Commission Meeting of July 19 and September 27, 2010
3. Human Relations Commission Meeting of July 22, 2010
4. Senior Citizen Commission Meeting of September 9, 2010
5. Telecommunications Commission Meeting of July 21, 2010

Informational

Fiscal Year 2010-11 First Quarter Administratively Approved Budget Adjustments
Informational

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

Removed from
Consent Calendar:

Item removed by J. Krovoza and S. Greenwald.

SACOG Working Draft of
“Regional Employment and Housing Unit Distribution, 2008-2035” for the MTP Update Land Use and Transportation Scenarios

Principal Planner Bob Wolcott: Sacramento Area Council of Governments (SACOG) projections for the Metropolitan Transportation Plan (MTP) are estimates of how many units will be built by 2035. MTP estimates may not exactly match Regional Housing Needs Allocation (RHNA) numbers, next allocation expected in September 2011. SACOG will be working with State Departments of Housing and Urban Development and Finance to make the numbers consistent.

By consensus, Council accepted the item as informational.

Business Park
Land Strategy

City Attorney Harriet Steiner: S. Greenwald may have conflict with respect to downtown portion of plan. Council should determine whether to segregate out that portion of plan; either remove mixed use zone from downtown area or determine that there will be no changes in zoning downtown as a condition of this project.

S. Greenwald: Recused herself due to a conflict of interest as she owns real property on Rice Lane within 500 feet of the mixed use zoning downtown, and left the room.

Community Development Administrator Katherine Hess: Business Park Land Strategy key findings.

S. Souza moved, seconded by R. Swanson, to direct staff to maintain a steady supply of developable business park/industrial land. Pursue (re)development of downtown as a dynamic mixed-use innovation district. Motion passed by the following vote:

AYES: Souza, Swanson, Krovoza, Saylor
NOES: None
ABSENT: Greenwald

S. Greenwald returned to the dais.

Public comments:

- John Buckle: Builder of commercial buildings in town; City needs additional commercial property, should let anyone who has the capital come forward with project regardless of type or size; oppose use of ConAgra site as business park; support streamlining application process.
- Dan Ramos, Mace Ranch Development: Support process, peripheral potential.
- George Phillips, ConAgra: Support looking at potential sites; request Council consider changing recommendation for “minimum” 20 acres of business park land on Con Agra to “maximum” of 20 acres.

R. Swanson moved, seconded by S. Souza, to direct staff to maximize use of existing vacant business park/industrial land and buildings. Motion passed by the following vote:

AYES: Souza, Swanson, Krovoza, Saylor

NOES: Greenwald

D. Saylor moved, seconded by S. Souza, to direct staff to pursue (re)development of Nishi/Gateway as a dynamic mixed-use innovation district. Motion passed by the following vote:

AYES: Souza, Swanson, Krovoza, Saylor

NOES: Greenwald

J. Krovoza moved, seconded by S. Souza, to direct staff to move forward to explore peripheral sites for future business park development to accommodate medium-scale (~150 employees) businesses. Appoint two City Councilmembers to form a Task Force with two representatives selected by the Planning Commission and the Business and Economic Development Commission to return to the Council with recommendations.

R. Swanson moved substitute motion, seconded by S. Greenwald, to direct staff to schedule the topic of peripheral sites for future business park development as a Council workshop to include participation by the Planning Commission. Motion failed by the following vote:

AYES: Greenwald, Swanson

NOES: Souza, Krovoza, Saylor

Main motion passed by the following vote:

AYES: Souza, Krovoza, Saylor

NOES: Greenwald, Swanson

J. Krovoza moved, seconded by S. Souza, to directing staff to contact UC Davis regarding timing and details about issuance of its *Request for Ideas* and return to Council with recommended actions for response.

S. Greenwald moved substitute motion to appoint a Council Subcommittee to work with the University on their future plans. No second.

Main motion passed by the following vote:

AYES: Souza, Swanson, Krovoza, Saylor

NOES: Greenwald

D. Saylor moved, seconded by S. Souza, to nominate R. Swanson and J. Krovoza to serve on the Task Force.

S. Greenwald moved substitute motion to nominate S. Greenwald and J. Krovoza to serve on the Task Force. No second.

Main motion passed by the following vote:

AYES: Souza, Swanson, Krovoza, Saylor

NOES: Greenwald

S. Souza moved, seconded by R. Swanson, to approve the Business Park Land Strategy workplan, as modified by Council above. Work plan shall be further modified to remove the following: In consideration of processing the application for the ConAgra site, maintain a minimum of 20 acres (net) of readily-developable business park land. Motion passed by the following vote:

AYES: Souza, Swanson, Krovoza, Saylor

NOES: None

ABSTAIN: Greenwald

City Council recessed at 9:12 p.m. and reconvened at 9:20 p.m.

Processing Direction for the Cannery Park Proposal

Principal Planner Michael Webb: ConAgra proposes to reinitiate an application for development of the Cannery Park project, a mixed use project of just under 100 acres.

George Phillips, ConAgra: Proposing identical plan previously submitted by Lewis Planned Communities to use as a starting point; recognize the need to go back to the community regarding revised city policies and solicit additional feedback; request Council to make determination against the 100% business park equal weight alternative analysis in the Environmental Impact Report.

Public comments

- David Laughton: Support mixed-use development on site.
- Steve Hayes: Support mixed-use concept, developed over extended period through many public meetings; previous process should be respected; should ensure maximum 20 acres is designated as business park.
- Jan Troost: Finance & Budget Commission should provide fiscal analysis early in the process.
- Tim Hobin: Support mixed-use project; oppose equal weight analysis under EIR for 100% business park; should be maximum 20 acres.

- Lucas Frerichs: Support proceeding with application review; oppose equal weight alternative analysis; need for affordable work force housing.
- Elizabeth Rey: Support mixed-use; not best site for 100% business park, too far away from major arterial roads.
- Lasender Ruben: Support project; 100% business park infeasible
- Eileen Samitz: Support review of proposal; broadly supported by over 500 citizens who participated in the initial review and design process; oppose equal weight EIR analysis
- Dapo Okupe: Possible to put 100% business park on site; City must have a jobs/housing balance.

Council comments included:

- Requested Finance & Budget Commission provide fiscal analysis early in the process, within the context of 25% tax rate, analyze options ranging from full residential to full commercial
- City should first determine appropriate zoning on site, regardless of any applications/proposals
- Previous design contains no “wow” factor
- Oppose business park as entrance to development
- Potential for integrative water management on site, need to look at stormwater management

S. Souza moved, seconded by D. Saylor, as follows:

1. Direct staff to proceed with processing of the Cannery Park application, submitted by the property owner, ConAgra. Remove the equal weight 100% business park alternative from the Environmental Impact Report analysis.
2. Accept principles under which the application review process will proceed
3. Approve the proposed process outline and timeline with the inclusion of Finance and Budget Commission review.

D. Saylor proposed a friendly amendment to specify that the business park will be approximately 20 acres. Accepted by mover.

S. Greenwald moved substitute motion, seconded by J. Krovoza, to turn down the application based on the finding that the City has almost 700 units approved and zoned, more than enough to fulfill SACOG requirements for foreseeable future. The land currently zoned for high tech business park is the only available within the city; possibility of annexation is far from certain. Motion failed by the following vote:

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

Main motion passed by the following vote:

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

City Council recessed at 10:52 p.m. and reconvened at 10:59 p.m.

Pacifico Affordable Housing Project- Project Foreclosure and Proposals

Human Services Superintendent Danielle Foster: Ecumenical Association for Housing (EAH) and Yolo County Housing (YCH) submitted updated information in response to Council requests and met with current Pacifico residents and the Davis Community Cooperative Network.

Laurie Share, EAH Housing: EAH rents are higher, provide per bed lease in apartment setting; request Council consider affordability on per bed basis. EAH understood that city wanted to maintain student housing, will still set aside up to 30 beds for current Pacifico members who are not students.

Lisa Baker, YCH: Asset has needed attention for quite a while; City wants to go toward broader diversification, yet adhere to core values; carefully considered how to incorporate current residents; interested in long term viability.

Public comments:

- Kim Coontz and Lucas Frerichs, California Center for Cooperative Development: Problems at Pacifico are not rooted in cooperative structure; residents have expressed anxiety during transition process; offer services of CCCN to help during negation period; suggest project in cooperative model to extent possible.
- Nick Reynolds: Pacifico resident, foster youth program; experienced living with foreign exchange students and other UC Davis students; good examples for foster youth, program should be maintained; improves life skills and helps in future endeavors.
- Ben Pearl: City weighing question of affordability vs. need to provide space for student and foster youth; City should retain asset to control the debt; request Council dedicate more time to discussion.

J. Krovoza moved, seconded by S. Souza, to approve Resolution No. 10-160 - Directing Staff to Execute a Property Management Agreement with the California Center for Cooperative Development and Pursue Negotiations with Yolo County Housing Regarding the Future Rehabilitation and Reuse of the Pacifico Affordable Housing Project at 1752 Drew Circle, which accomplishes the following:

- Authorizes staff to pursue negotiations with Yolo County Housing for the rehabilitation and reuse of the Pacifico Affordable Housing Project through an Exclusive Negotiation Agreement, based on the details of its proposal, continued discussion with residents, and other conditions provided. Negotiations to consider keeping two of the buildings in a cooperative structure.
- Authorizes staff to negotiate with CCCD for a Property Management Contract in an amount not to exceed \$4,500 per month in order to ensure continued management for buildings C and D through at least June 30, 2011.
- CCCD and YCH to work with staff to determine needed level of renovation for units to create a viable structure.

S. Greenwald moved substitute motion, seconded by R. Swanson, to direct staff to

work with EAH and Pacifico cooperative to come up with a proposal that will work for both of them.

R. Swanson proposed a friendly amendment that CCCD will take over management of the property for now. Accepted by mover as long as CCCD works with EAH. Motion failed by the following vote:

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

Main motion passed by the following vote:

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

Update on Request for Proposals for Executive Search Firm and Process Related to City Manager Recruitment

J. Krovoza: Council Subcommittee reviewed the responses to the Request for Proposals, looked for search firms with experience in City Manager recruitments in communities similar to Davis; conducted phone interviews with three firms--Ralph Anderson, Peckham & McKenney, and Alliance. Final interviews scheduled for November 19.

D. Saylor: Request Subcommittee consider firms CityGate and CPS as they have prior experience with the City. Council concurred.

By consensus, Council directed that the Subcommittee will conduct final interviews.

Item Submitted by Councilmember (Greenwald) – Request for Reconsideration of Council Action Related to the East Area Water Tank Art Proposal

S. Greenwald moved, seconded by R. Swanson, to approve reconsideration of Council action related to the East Area Water Tank Art Proposal. Motion passed unanimously.

S. Greenwald: Previous Council direction was to include “Davis” on tank. Suggest working with the artist and design selected to incorporate “Davis” on the building in front of the tank.

Public comment:

- Kemble Pope: Artistic text should read in English “Let the Light Shine on Davis”
- Sofia Lacin, selected artist: Happy to work with Civic Arts Commission and Council on building in front of tank to incorporate “Davis” in a complementary fashion; not willing to entertain proposal to change the words to English--really changes the entire piece; transforms the piece from original intent.

D. Saylor moved, seconded by S. Souza, as follows:

1. Direct staff to work with the artist(s) whose art project was chosen by the Civic Arts Commission, to:
 - A. Explore the value and potential of having the word “DAVIS” incorporated into the artistic design for building in front of the water tank in a manner that is visible mostly from I-80 and the Amtrak train,

- B. Create approximate simulations of the view of the water tank and building from the freeway in the winter when the leaves have fallen,
 - C. Include the building in front of the water tank in the artistic treatment plan, and in a style and in colors that complement and enhance the already selected design for the water tank.
2. Project shall be contingent upon funding made available through water tank budget, civic arts or other outside sources; no additional general fund allocation.

H. Steiner clarified that the contract will come back to Council for final approval.

Motion passed unanimously.

Removed from Consent Calendar:

Item removed by S. Greenwald.

Agreement with Avery and Associates for Negotiation Consultant Services

Human Resources Administrator Melissa Chaney: Staff contacted labor negotiators and requested recommendations from County Administrators Office and other jurisdictions; interviewed four companies. Avery and Associates was chosen based on experience level.

S. Souza moved, seconded by D. Saylor to approve Resolution No. 10-161 - Allowing the City Manager to Execute an Agreement with Avery and Associates for Negotiation Consultant Services. Motion passed by the following vote:

AYES: Krovoza, Souza, Swanson, Saylor
 NOES: None
 ABSTAIN: Greenwald

Sole Source SCADA Work to Wireless Guys, Inc. (CIP No. 8183)

Item removed by S. Greenwald.

Interim City Manager Paul Navazio: Staff is requesting authority for a sole source agreement to update the SCADA system.

S. Greenwald moved, seconded by S. Souza, to approve Resolution No. 10-162 - Approving Sole Source Supervisory Control and Data Acquisition (SCADA) Work to Wireless Guys, Inc. (CIP No. 8183), in the amount of \$67,556. Motion passed unanimously.

Brief Communications

S. Souza: Re-elected by CaLAFCO Board of Directors; appointed to Legislative Committee.

R. Swanson: Appointed to subcommittee for Yolo Solano Air Quality Management District (YSAQMD), will bring update back.

D. Saylor: Trader Joes opening on October 29.

Long Range Calendar

S. Greenwald requested Council postpone discussion of the Proposed Updates to the Entitlement Review Process and commission appointments until all Councilmembers will be in attendance. Council concurred.

S. Souza requested Council agenda discussion of Kidd property and possible hook-up to Davis water.

P. Navazio: Item will be added to the November 30 agenda, along with a follow-up on City Manager recruitment.

Adjournment The meeting was adjourned at 1:15 a.m.

Zoe S. Mirabile, CMC
City Clerk

MINUTES OF THE DAVIS REDEVELOPMENT AGENCY BOARD
Meeting of October 26, 2010

The Redevelopment Agency Board 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 Chair Saylor.

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

Board members Absent: None

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

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

Public Comments None

Consent Calendar Third Street Improvements (CIP #8164) Consultant Agreement

1. Approved RDA Resolution No. 1244 - Authorizing the Executive Director to Execute a Professional Services Agreement with Royston Hanamoto Alley & Abbey "RHAA" for Preparation of Streetscape Design Plans for the Third Street Improvements Project
2. Directed staff to, upon completion of Phase 1: Community Outreach, Streetscape Design Plans, return to the Redevelopment Agency Board with a preferred streetscape design alternative and refined construction cost estimates
3. Directed staff to return to the Redevelopment Agency Board, upon successful completion of Phase 1, with a recommendation whether to contract with Royston Hanamoto Alley & Abbey for Phase 2: Engineering and Construction Documents for the preferred streetscape design or proceed with a new Request for Proposals (RFP)

Redevelopment Agency Board Minutes from the Meetings of April 13 and 27, 2010
Approved

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

Adjournment The meeting was adjourned at 1:15 a.m.

Zoe S. Mirabile, CMC
City Clerk