

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of March 29, 2011

The City Council of the City of Davis met in regular session beginning at 6:37 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Krovoza.

Roll Call: Councilmembers Present: Sue Greenwald, Joe Krovoza, Stephen Souza, Rochelle Swanson, Dan Wolk

Councilmembers Absent: None

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

Approval of Agenda S. Greenwald moved, R. Swanson second, to approve the agenda. Motion passed unanimously.

Ceremonial Presentation Mayor Krovoza presented Proclamation Designating April 13, 2011 as “We Are All Sikhs” Day.

Brief Communications P. Navazio informed Council that the Cesar Chavez Event was rescheduled for this upcoming Saturday, April 2, 2011.

AB1234 Reporting: S. Greenwald attended the SARTA High Tech Conference in Sacramento.

Long Range Calendar P. Navazio: Special meeting has been scheduled for April 12. Staff will present the budget on May 17. Staff will reschedule the public hearing on utility rates following Council discussion on April 12.

S. Souza: Will be participating in the April 12 meeting via teleconference as he will be lobbying in Washington on behalf of City and Woodland Davis Clean Water Agency (WDCWA), to seek funding for the Sacramento River intake facility.

J. Krovoza: Joint Council-DJUSD School Board meeting will not be held in May; to be rescheduled for a later date.

Public Comments

- Alan Pryor: support city becoming a zero waste community by 2020, support single use plastic bag prohibition; suggest city strive to extent possible to make 4th of July celebration a zero waste event; request Council retain Mike Siminitus from Waste Busters as a zero waste consultant
- Richard Harris, DJUSD Board President: thanked Council for support of Measure A, ballot measure for a \$220/yr tax for 2 years; school programs and jobs will be saved; ballots will be mailed next week and are due by May 3
- Roger Bockrath; Peter Wagner; Angel York and Darren, Davis Bicycle Collective; and Larry Fisher support upcycling. Comments: reuse of materials should come before recycling; current recycling efforts need to be improved;

large community of upcyclers in Davis that have converted tons of valuable materials that would have otherwise been sent overseas; able to maintain chains on merry-go-round at Central Park, make art and other items for schools and the university from metal reuse bins at DWR, supplies cut off because of misuse, everyone was banned because of stealing by few; materials collected at DWR for bulky waste days should be available to upcyclers; many people donate bikes to Bicycle Collective, any bike not used by them are taken to DWR for upcyclers to scavenge--will not feel comfortable taking bikes to DWR if supplies are not available anymore; mission to reuse items as much as possible and encourage sustainable practices, recovery bin can provide valuable structural materials in order to make longevity projects; presented Council with projects completed from reuse materials

Councilmember Wolk requested staff to look into issue of upcycling and Davis Waste Removal. Council concurred.

Consent Calendar R. Swanson recused due to a conflict of interest on the following:
Extension of Lease with National Railroad Passenger Corporation (Amtrak) for the Southern Pacific Station at 840 G
Approved Resolution No. 11-040 - Authorizing the Interim City Manager to Enter Into the Second Extension to the Lease with National Railroad Passenger Corporation to Extend the Lease Agreement for Five Years, by the following vote:
AYES: Greenwald, Souza, Wolk, Krovoza
NOES: None
ABSENT: Swanson

Commission Minutes:

1. City/UCD Student Liaison Commission Meeting of February 9, 2011
2. Finance and Budget Commission Meeting of February 14, 2011
3. Historical Resources Management Commission Meetings of January 24 and February 28, 2011
4. Planning Commission Meeting of July 28, 2010
5. Social Services Commission Meetings of November 15, 2010 and February 28 and March 2, 2011
6. Telecommunications Commission Meeting of December 1, 2010
7. Woodland-Davis Clean Water Agency Meetings of December 14 and 21, 2010 and January 13, 2011

Informational

Commission Minutes (action items): Recreation and Park Commission Meeting of January 20, 2011

Received minutes as informational, and approved the following action items:
Approve 2011 Liaison positions and Commission Work Plan

S. Greenwald moved, seconded by S. Souza, to approve the consent calendar as listed above.

Removed from
Consent Calendar

Removed from consent by R. Swanson.

Support DJUSD
“Measure A,”
proposed parcel
tax to provide
education pro-
grams and ser-
vices

R. Swanson acknowledged that the City Council is supporting Measure A.

R. Swanson moved, seconded by S. Greenwald, to approve Resolution No. 11-041 – Support of Measure A, A Parcel Tax for the Davis Joint Unified School District to Provide Education Program and Services. Motion passed unanimously.

Update on City
Manager Re-
cruitment Efforts

Removed from consent by R. Swanson.

Heather Renschler, Ralph Andersen & Associates: presented proposed timeline— responses presented to Council early May, interviews late May/early June, position filled by end of Summer; explained they are fully embarked on search, activity level appropriate for this time; suggest within one week after closing, Council should convene a closed session to review candidate resumes; encourage community to add comments to survey available on city website.

J. Krovoza: suggest scheduling a closed session for May 3. D. Wolk: may not be available that date.

S. Greenwald: request time for individual Councilmembers to talk to candidates. H. Renschler explained that typical introduction to candidates is via closed session, after field is narrowed down to top 2 or 3 candidates, then suggest breaking up into individual sessions--should not happen too early in the process.

J. Krovoza: need to identify dates for round 1 and 2 interviews. H. Renschler: initial candidate interviews should be with Council as a group.

City Attorney Harriet Steiner explained that Council may have to post agenda as both closed and open sessions in order to accommodate Council need to discuss the process.

S. Greenwald moved, seconded by R. Swanson, to approve the timeline as presented by H. Renschler. Motion passed unanimously.

Affordable Hous-
ing Workshop
(Part 3) – Local
Housing Needs,
Council and
Community
Goals for the Af-
fordable Housing
Program, and

Interim City Manager Paul Navazio explained the intent of staff is to make sure that limited affordable housing resources are targeted to areas that are most effective in achieving goals, with a consistent basis for evaluating projects to guide future Council decisions.

Housing and Human Services Superintendent Danielle Foster provided information on local housing needs: over half of community members are renters and low income; 66% of households pay over 50% of their income for housing; fewer moderate and middle income households in Davis than in Sacramento region.

Tools Available
to Achieve These
Goals

Presentations to Council from housing developers and program providers, categorized as follows:

Developers--Affordable housing built based on inclusionary requirements without city subsidy

- Bill Streng: Moderate and low income residents subsidize very low income; should dedicate funds to whatever produces the most housing; try not to put housing in neighborhoods that would reduce value of property, especially those that are subsidizing; support land dedication; support down payment assistance.
- Dave Taormino: Existing affordable for sale ordinance contains assumptions that no longer exist; unlimited supply of new homes to be built in Woodland; Davis can't absorb affordable homes in future; need more flexibility in ordinance; look at practical alternatives; improve existing homes and make more energy efficient in practical way.
- Jason Taormino: Supported funding for emergency shelters; currently working on down payment assistance concept
- Mark Rutheiser: Supports options for custom approach to ordinance requirements; providing single family affordable units in small quantities is one of the most inefficient ways.

Developers--Affordable housing units that received city subsidy or city land dedication

- Mary Krovoza, Habitat for Humanity Yolo County: Local affiliate for international group; provides home ownership for very low income households in County; charge 0% interest on loan; homeowners provide 500 hours of sweat equity in lieu of down payment; so far, only built 10 homes in County with hundreds of volunteers; next projects will focus on West Sacramento and Woodland; goal is to invest in community
- Rachel Iskow, Sacramento-Yolo Mutual Housing: Model developed as an alternative to coop model; provide financial consultants and community organizers; rents lower, but operating costs are higher to upkeep over time; important to have strong non-profits with bigger portfolios of housing who are able to get funding from variety of sources; issues of maintaining housing over time; local contributions have become more important as state and federal dollars become more competitive.
- David Thompson: Housing funds should be regulated more business-like, more demands on borrowers; issue with renters in long-term leases who are on waiting lists for affordable units--when units become available, many residents are on the Davis model lease wherein it costs money to get out of lease; the city's Housing Element should better reference mobile home parks; limited equity housing cooperative at Dos Pinos has been an effective project for affordable housing.
- Janice Holt, Yolo County Housing: Subsidize working poor, disabled and seniors; help with self sufficiency programs to achieve home ownership.
- Luke Watkins: Most effective tool is land dedications.

Lenders

- Shelly Ducart, USE Credit Union: Open to anyone who lives, works on worships in Yolo and Sacramento County; wide variety of loan products; underwritten to highest of guidelines and standards.
- Emily Ford, Neighborworks Home Ownership Center: Operator of city's right of first refusal program; organization dedicated to help people achieve home ownership; home purchase counseling; mortgage assistance and down payment assistance; currently focused on acquisition of foreclosures; partner with local jurisdictions and developers; challenge in Davis is that many tools are not available, market rate housing stock is at a higher cost than most can afford.

Public comments:

- Nancy Conk: Support land dedications, constructive and effective policy; city needs to be prudent in using affordable housing funds
- Mary Krovoza, Interfaith Rotating Winter Shelter: Need for some kind of housing during winter months; pay attention to needs to homeless.

Councilmembers provided comments, including:

- Homeless population often gets lost in discussion. City participating in Yolo County 10 Year plan to end homelessness.
- Support increase in workforce housing.
- Should address needs of young families.
- Look into Davis Model Lease and concern over waiting list complication. Can there be a compromise?
- What are options are for land dedications in future projects?
- Support Down payment assistance.
- Impediment to smaller developments: impact fees are based on units, not sq ft.
- Need to look at rehabbing existing for-sale apartment complexes.
- Interested in housing models efficient in cost per unit that also create community--coop structure or community housing.
- Interested in further staff analysis on comparing Green Terrace model vs Dos Pinos model.

City Council recessed at 9:30 p.m. and reconvened at 9:40 p.m.

Proposed Hotel/Conference Center Project - Preferred Alternative

Community Development and Sustainability Director Ken Hiatt explained the owner of Hallmark Inn decided to withdraw their interest in pursuit of a hotel/conference center on their site and will work with staff to evaluate other potential improvements. He outlined the proposal to consider a project at the University Park Inn site.

Public comments:

- Ishok Patel, Guest Hotels: Thanked staff and Council for their efforts; want to create successful project for community; willing to work with city on signage and other opportunities to advance aesthetic appearance of Davis from freeway

- Shar Katz, owner of Café Italia: Looking for new home for restaurant; will effect business; please take into consideration

S. Souza moved, seconded by S. Greenwald, to direct staff to proceed with negotiations for a financing package and return to Council on April 19, 2011, for approval of final Commercial Rehabilitation Loan documents for the project. Motion passed unanimously.

S. Souza moved, seconded by S. Greenwald, to direct staff to work with Café Italia on relocation and provide assistance as appropriate and bring back any necessary actions to City Council.

R. Swanson moved substitute motion, seconded by J. Krovoza, to direct staff to work with Café Italia and owner of hotel and bring back to Council alternatives as appropriate to address relocation. Motion passed unanimously.

Exclusive Negotiating Agreement with the Wiseman Company for Development of a Retail and Office Building on G Street, Including on the City Parking Lot Between 2nd and 3rd Street (204-206 G Street)

R. Swanson announced she has a conflict of interest within 500 feet of the subject property and left the room.

Community Development and Sustainability Director Ken Hiatt outlined proposal for ground floor retail and 2-3 floors of professional offices on the north end of the block bounded by G Street, 3rd Street and H Street.

Public comments:

Scott Hunter, Wiseman Company: adjacent property owners have indicated in writing their support for ENA and expressed willingness to negotiate.

J. Krovoza moved, seconded by D. Wolk, to approve Resolution No. 11-042 - Approving Agreement to Negotiate Exclusively with the Wiseman Company.

D. Wolk proposed a friendly amendment that at the end of the 120 day negotiation period, agreement will come back to Council for consideration of an extension if needed. Accepted by mover. Motion pass by the following vote:

AYES: Greenwald, Souza, Wolk, Krovoza

NOES: None

ABSENT: Swanson

City Council recessed at 11:03 p.m. and reconvened at 11:10 p.m.

Response to Chancellor Katehi's Innovation Hub *Concept Request*

Community Development and Sustainability Director Ken Hiatt explained on February 11, UC Davis Chancellor Katehi released a *Concept Request* seeking expressions of interest to explore creation of an innovation hub. He summarized the collaborative effort with various community and regional organizations and outlined the proposal.

S. Souza moved, seconded by J. Krovoza, to authorize staff to further refine as needed and submit response to Chancellor Katehi's Innovation Hub *Concept Re-*

quest. Motion passed unanimously

Budget Workshop J. Krovoza announced the budget workshop was continued to April 5, 2011.

Appointment of Mayor Krovoza presented his recommendations on liaison assignments.

City Council Li-
aisons to Boards,
Commissions and
Committees for
2011-12

S. Greenwald moved, seconded by D. Wolk, to appoint S. Greenwald to the Woodland Davis Clean Water Agency. Motion failed by the following vote:

AYES: Greenwald

NOES: Souza, Swanson, Wolk, Krovoza

S. Greenwald moved, seconded by S. Souza, to maintain the City Manager recruitment Council Subcommittee with S. Greenwald as a member. Motion withdrawn.

R. Swanson moved, seconded by S. Souza to approve appointments as listed below. Motion passed by the following vote:

AYES: Souza, Swanson, Wolk, Krovoza

NOES: Greenwald

2010-2012 COUNCIL LIAISONS, CITY OF DAVIS, COMMITTEES, BOARDS & COMMISSIONS									
CITY COMMISSIONS		DATE	TIME	PLACE	JK	SG	DS	SS	RS
1	Bicycle Advisory Commission	1st Mon	5:30 p.m.	Community Chambers	R	A			
2	Bus. & Eco. Dev. Commission	4th Mon	7:00 p.m.	DJUSD Conference Room			A		R
3	City/UCD Student Liaison Commission	2nd Wed	4:30 p.m.	CC Conference Room		R	A		
4	Civic Arts Commission	2nd Mon	7:00 p.m.	CC Conference Room			R		A
5	Finance & Budget Commission	2nd Mon	7:00 p.m.	Community Chambers	A	R			
6	Historical Resources Management Comm	3rd Mon	7:00 p.m.	Hattie Weber Museum				R	A
7	Human Relations Commission	4th Thurs	6:30 p.m.	Community Chambers			R	A	
8	Natural Resources Commission	4th Mon	6:30 p.m.	Community Chambers			A	R	
9	Open Space & Habitat Commission	1st Mon	6:30 p.m.	CC Conference Room	A			R	
10	Planning Commission	2nd/4th Wed	7:00 p.m.	Community Chambers			R		A
11	Recreation & Parks Commission	3rd Thurs	7:00 p.m.	DJUSD East Conference Room		A		R	
12	Safety & Parking Advisory Commission	1st Thurs	5:00 p.m.	Community Chambers	R	A			
13	Senior Citizens Commission	2nd Thurs	2:30 p.m.	Senior Center		R	A		
14	Social Services Commission	3rd Mon	7:00 p.m.	Community Chambers		A	R		
15	Tree Commission	3rd Thurs	6:00 p.m.	Davis Police Dept Com. Room			R	A	
16	Telecommunications Commission	1st Wed	2:30 p.m.	City Computer Training Room		R		A	
17	Mobility (pending)				R	A			

CITY COUNCIL 2x2 COMMITTEES		DATE	TIME	PLACE					
18	City - Chamber of Commerce 2x2	3rd Thurs	4:00 p.m.	CC Conference Room			R		R
19	City - YCVB 2x2	Varies	Varies	CC Conference Rm/Chambers		R		R	
20	City - DDBA 2x2	3rd Mon	3:30 p.m.	CC Conference Room		R			R
21	City - DJUSD 2x2	4th Thurs	5:00 p.m.	DJUSD East Conf. Room	R				R
22	City - Yolo County 2x2	1st Fri	10:00am	Board of Supervisors Conf. Room		R	R		
INTERJURISDICTIONAL		DATE	TIME	PLACE					
23	ASUCD Senate	Every Thurs	6:10 p.m.	UCD MU-Mee Room		A	R		
24	Chamber of Commerce GRC	1st/3rd Thurs	7:30 a.m.	Chamber Commerce Conf. Rm			A		R
25	Yolo County LAFCO * (Non-city)	4th Mon	9:00 a.m.	Yolo Cty Supervisors Chambers				R	
26	Legislative Liaison/League of CA Cities	TBD		Sacramento		R			R
27	Lower Putah Creek Coord. Comm. (LPCCC)	2nd Th	3:30 p.m.	Alternate (Vacaville & Davis)	A			R	
28	SACOG	Varies Thurs	1:00 p.m.	Sacramento	R				A
29	Unitrans Advisory Committee	1/yr	TBD	Public Works Conf. Room		R	A		
30	Water Resource Association (WRA)	3rd Mon	5:00 p.m.	Leake Room Wldd Library	A	R			
31	Woodland Davis Clean Water Agency JPA	3rd Thurs	2:00 p.m.	Alternate (Woodland & Davis)	R			R	
32	Yolo County Mayors' Conference	As needed			R				A
33	Yolo County Transit District	2nd Mon	7:00 p.m.	Woodland City Hall CC 300 First St		R	A		
	CCJPA* (Non-city)				A	R			
35	Yolo Nat. Heritage Prog/HCP JPA	Varies	5:30 p.m.	Yolo Cnty Conf. Room		A		R	
36	Yolo County 10 Year Plan to End Homelessness Steering Committee	Varies				A	R		
37	Yolo Solano Air Pollution Control District	2nd Wed.	9:00 a.m.	1947 Galileo #103, Davis				A	R
ACTIVE CITY COUNCIL SUBCOMMITTEES									
1	Subcommittee on Council Retreats	As needed			R			R	
2	Subcommittee on Commissions	As needed				R			R
3	Subcommittee on City Manager's Evaluation	As needed			R			R	

Adjournment The meeting was adjourned at 11:55 p.m.

Zoe S. Mirabile, CMC
City Clerk