

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of April 5, 2011

The City Council of the City of Davis met in regular session beginning at 5:30 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

Closed Session City Council convened a closed session pursuant to Government Code §54954.5 to discuss the following: Conference with Legal Counsel – Existing Litigation (item also on Redevelopment Agency Agenda):

1. Twin Pines Cooperative Foundation v. Davis Area Cooperative Housing Association, Yolo County Superior Court Case No. CV PO 08-3424
2. Neighborhood Partners, LLC v. Davis Area Cooperative Housing Association, et al., Yolo County Superior Court Case No. CV11-649

City Council returned to open session at 6:12 p.m. Mayor Krovoza announced there was no reportable action.

City Council/
Human Relations
Commission Joint
Discussion –
Commission
Workplan and
Goals

Human Relations Commissioners in attendance: Lee Bixson, Craig Blomber, Arthur Clinton, Judith Plank, J. Jesus Leyva, Ann Privateer.

Commissioner Clinton presented a status report to the Council on activities from the past four years such as annual events—Martin Luther King, Jr. Day, Cesar Chavez Day and the Thong Hy Huynh Memorial Awards—and the diversity and discrimination survey. Requested Council direction on response to survey respondents' concerns regarding Davis businesses; proposal for Commission to conduct a discussion with the Davis Downtown Business Association and Chamber of Commerce.

By consensus, City Council supported the commission discussing survey findings with DDBA and the Chamber.

Council comments included:

- Request commission to put more emphasis on community service for Martin Luther King Jr. Day and Cesar Chavez Day. Consider proposing community projects, either city or non-profit.
- Request workplan to include deadlines on survey steps
- Consider an art contest focusing on heroes of civil rights efforts. Involve youth.

- Consider coordinating efforts with the Yolo County Concillio
- Request additional outreach for events. Get more community members involved.
- Consider syncing student representatives with those on the Davis Joint Unified School Board. Try to connect efforts with student social justice programs.

Deputy City Manager stated the Commission will be able to report to Council on survey efforts within a couple months.

City Council recessed at 6:33 p.m. and reconvened at 6:42 p.m.

Approval of
Agenda

R. Swanson moved, seconded by S. Greenwald, to approve the agenda. Motion passed unanimously.

Ceremonial Pres-
entation

Proclamation Recognizing April 2011 as Child Abuse Prevention Month was presented by R. Swanson.

Proclamation Recognizing April 10-16, 2011 as National Public Safety Telecommunicators Week was presented by D. Wolk.

Mayor Krovoza recognized Philippine Governor Grace Pedacca in attendance— Governor in province where former Davis Mayor Ruth Asmundson was born and raised.

Presentation from
First 5 Yolo
Commission

Yolo Commissioner Rick Baker presented information on the First 5 Yolo Commission’s Integrated Family Support Initiative. First 5 focuses efforts on health care, child care, parent education and intervention programs for at-risk families; established via the Children and Families Act of 1998. Funds stem from a tax on cigarette purchases and are distributed based on births per county.

Brief Communi-
cations

S. Greenwald reported attending the City-County 2x2 wherein discussion topics included solar farm concepts and agricultural land preservation. Also, was informed about a LAFCO study on joint services in Yolo County, requested information on this study.

S. Souza stated currently such a LAFCO study doesn’t exist, but there is proposed legislation at the state level that the State LAFCO is considering supporting.

P. Navazio stated staff will follow up with information for S. Greenwald.

J. Krovoza reported he welcomed the Sens France Baseball Team into town last Saturday and presented musician Dave Alvin with a Proclamation inviting him to perform in Davis.

R. Swanson reported she attended a luncheon with the Sister City Ambassador and Governor Pedacca at International House.

S. Souza requested the status of the repaving activities on Second Street.

P. Navazio stated staff is working on outreach to businesses and will provide information on schedule and status.

Long Range Calendar

P. Navazio summarized changes to the calendar: postpone affordable housing workshop part 4 currently scheduled for April 12, postpone West Village discussion on April 19 in order to accommodate check-ins with UC Davis and Yolo County, application with the Public Utilities Commission for an at grade crossing will be scheduled within the next 2-3 meetings.

J. Krovoza requested Council agendaize a staff report on Second Street striping for April 19. To include: how to stripe, or not, on Second Street to promote bike safety through corridor; different ideas as to how to accomplish. What is staff plan? What are options for Council consideration? Council consensus.

P. Navazio stated staff will work on this. Sensitive to timing of striping based on current repaving activities.

Public Comments

- Lamar Heystek: Great Davis Race event scheduled for April 9 to raise funds for Japanese Red Cross Society in benefit of earthquake and tsunami victims. Event will be modeled on the *Amazing Race* and will feature landmarks and significant sights in Davis.
- Matt Williams: Cannery Park Development Proposal (regular agenda item)—City lacks a coordinated General Plan. Zoning amendments on a project basis doesn't make sense. Getting residential development to pencil out for city services will be difficult; city should not move forward without financials. Possible relocation of train tracks will change game plan for development of site.
- Alan Pryor: City should pursue efforts to minimize trash during the 4th of July event. Suggest requesting Michael Seminitus of Waste Busters to help to coordinate event. Davis has fallen behind other progressive communities because sustainability isn't a high priority.
- Linda Rouenault, Steve Hayes, Marissa Roberts and Carol Marquis also spoke regarding the Cannery Park Development Proposal. Comments: Support variety of housing. All demographics should be accommodated. Support universal design. Previous project developed over years through community consensus, meetings and workshops, received multi-generational input. Oppose senior only development proposal. Support affordable housing for young families.

Consent Calendar

Weed Abatement 2011 – Declaring Certain Properties a Fire Hazard (Public Nuisance) and in Need of Abatement; and Setting a Public Hearing on May 3, 2011 for Those Owners Who Object to the Proposed Removal of Weeds
Approved Resolution No. 11-043 - Declaring Weeds Growing Upon Private Property Within the City of Davis to Be a Public Nuisance: Directing the Chief of the Fire Department to Post or Mail Notice to Destroy Weeds, and Providing Notice of Hearing on Objections Thereto Pursuant to California Government Code, Article 2, Section 39560 Through 39588

Adoption of the UC Davis Bicycle Plan as a Supplement to the 2009 City of Davis Comprehensive Bicycle Plan

Approved Resolution No. 11-044 - Appending the UC Davis Bicycle Plan to the City of Davis Comprehensive Bicycle Plan

Fifth Street Corridor Improvement, CIP No. 8138 – Request for Qualification/Proposal for Design and Phase II Environmental Assessment

1. Authorized the release of the Request for Qualifications/Proposals for design and engineering services for the Fifth Street Corridor Improvements
2. Approved Resolution No. 11-045 - Approving Kennedy Jenks as a Sole Source Vendor for Phase II Environmental Assessment

2011 Environmental Recognition Award Nominations

Affirmed nominations from the Natural Resources Commission and approve awarding to the following recipients:

- Business Category: Waste Busters
- Individual Category: Judy Moores/Lynne Nittler
- Non-Profit Category: Holmes Jr. High Green Team

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

Removed from
Consent Calendar

Removed from consent by J. Krovoza.

Sister City Ambassador Report
and Proposed
Guidelines

J. Krovoza stated he worked with the Sister City Ambassador to draft foundation for bylaws regarding operations of Sister City program. Requested document to come back to Council as refinements are needed, and for sister city annual reports to be scheduled during June, July or September.

Sister City Ambassador Ruth Asmundson stated support for timeline of individual sister city reports to come by close of fiscal year; reports will then be combined into an overall report which will be presented to Council.

S. Greenwald requested greater facilitation of communication with Councilmembers, each Councilmember to be notified when sister city trips are planned and encouraged to participate, and roster of contacts to be distributed.

R. Asmundson supported incorporating suggestions from S. Greenwald. Council consensus.

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

1. Accept 2010 Annual Ambassador Report (August -December 2010)
2. Approve Resolution No. 11-046 - Defining Guidelines for Sister City Ambassador and Sister City Activities, as amended to incorporate suggestions from S. Greenwald regarding communication with Council

Motion passed unanimously.

Single Audit Financial Report for the Fiscal Year Ending June 30, 2010

Removed from consent by R. Swanson.

Interim City Manager Paul Navazio summarized the audit finding and stated that identified issues have been addressed at this point; going forward, staff will work on better coordination between divisions.

R. Swanson moved, seconded by S. Souza, to receive the report. Motion passed unanimously.

Picnic Day Update

Removed from consent by J. Krovoza.

J. Krovoza spoke in support of retail establishments that have signed the covenant limiting alcohol sales before 11:00 a.m. on Picnic Day.

By consensus, Council accepted the report as informational.

Budget Update: Baseline Fiscal Year 2011/12 Budget, Long-Range Forecast, Budget-Balancing Framework

Interim City Manager Paul Navazio presented information on the projected structural budget shortfall for FY2011/12 and projections for the General Fund reserves.

Councilmembers provided comments, including:

- Build into budget baseline for unfunded liabilities, especially transportation and capital replacement
- Is 15% is the correct level for General Fund reserve balance? To what extent can the city use reserve funds to address transitory economic related issues?
- 5-year forecast: Staff should budget larger increments for PERS. Request 5-year forecast on an all funds basis.
- Budget should reflect community priorities and core services
- Reserve should stay at existing level
- Need to focus on economic development.
- Suggest all-parties workshop on programs and employee compensation
- Support restoring 15% reserve by end of fiscal year

P. Navazio explained that roughly half of the reserve is intended to buffer economic cycles; any use of reserves is a one-time fix. The city may need to revisit what the appropriate level of reserve is, may need to consider a higher level in better economic times.

Staff will return to Council with:

- Information on employee salaries in relation to potential step increases
- Attempt to provide information regarding cumulative long term forecast (not traditionally done for transportation, child care, etc. that are fully funded from state and federal funds)
- Framework on how staff is approaching program prioritization
- Information on multi-year budgeting will return in fall

Staff deferred presentation on parks tax to a future meeting.

J. Krovoza moved, seconded by R. Swanson, to direct staff to return to Council with a plan to restore the General Fund reserve to 15% by June 30, 2011.

Motion passed by the following vote:

AYES: Greenwald, Swanson, Wolk, Krovoza

NOES: Souza

Public Hearing:
City Procedure
and Correspond-
ing Fee for the
Dissolution of a
Limited-equity
Housing Coop-
erative or Work-
force Housing
Cooperative Trust
with Public Sub-
sidy

Community Services Director Elvia Garcia-Ayala explained the proposed procedure and fee is in response to a fairly new law implemented on state level which mandates City compliance.

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

S. Souza moved, seconded by S. Greenwald, to approve Resolution No. 11-047 - Adopting a City Procedure and Fee in Accordance with Section 817.2 of the California Civil Code. Motion passed unanimously.

City Council recessed at 9:23 p.m. and reconvened at 9:36 p.m.

Workshop: Can-
nery Park Devel-
opment Proposal

Principal Planner Michael Webb outlined previous Council direction, fundamental principles from which project will be reviewed and formed, and the review process to date.

George Phillips, Con Agra developer, provided details of the proposed project.

Public comments:

- Mary Jo Bryan and Don Villarejo, Choice for Healthy Aging (CHA): suggest site be used as an age qualified development for 55 and over, 80% restricted; senior population is rapidly expanding; CHA envisions innovative sustainable neighborhood
- Curtis Yusteff and Norbie Kumagai: support CHA proposal; want to age in place in an active adult community; relayed personal experience of providing for aging parent in non-accessible residence
- Francisco Leon-Gomez: oppose business park component of development; takes away 100 acres of usable land for residences
- Sharlene Saylor, Judy Feldman, Sandy Harriman, David Latham, Nicole Fergusson, Michael Bartolic, and Eileen Samitz support the Cannery Park proposal: addresses need for middle income family housing; good mix of uses; minimize carbon footprint; request Council consider access--footpaths, walkways and bikepaths--going in and out of F Street; oppose senior only project, support multi generational neighborhoods; consider assisted living facilities with attached services; support transparency of process; impressed with developers' collegiality and willingness to listen to community; previous project went through over 5 yrs of planning by entire community, expectation of com-

- community to move forward; support workforce housing
- Jerry Adler: Council should not reverse decisions without appropriate processes; project requires General Plan amendment, Council should begin the discussion with the zoning issue and demonstrate consistency with current planning processes; preserve existing business park and industrial land; discourage residential housing
- Elaine Roberts-Musser: City needs economic development, not more residential housing; housing at this site will force peripheral development; project needs to have no net fiscal impact; is more residential in best interests of city?
- Bryce Jones, Belmont Farms--non-profit agriculture: support urban farm concept in city limits, especially to benefit school efforts; look to project to benefit both the school system and agriculture
- David Greenwald: Midst of historic economic downtown, collapse of real estate market; 500 units already have entitlement approvals, but have yet to be built; project not that innovative--need to establish baseline for sustainability, housing in terms of senior needs and transportation; need better integration of bus lines; need bicycle crossing on Covell

Councilmembers provided comments, including:

- What is true housing need in community? Request analysis of census data.
- Should site be rezoned?
- Where should business park be located if not at this site?
- Is this the time to approve a new housing development if market doesn't support?
- Consider setting performance standards for development, aggressive policy targets related to sustainability, fiscal stability, vehicle miles traveled, housing goals.
- Explore access from F Street. Possible at grade crossing for railroad tracks.

S. Greenwald requested staff return to Council for discussion of the business park land strategy study and the viability of business park development on site.

J. Krovoza stated he will work with staff to make sure that previous studies are distributed to Council. If need to agendaize discussion at future meeting, will do so.

Community Development and Sustainability Director Ken Hiatt stated staff will discuss Council and community issues with the developer; may agendaize Council discussion of key policy questions before project returns.

George Phillips, developer, stated they will try to reconcile issues raised and bring back a neighborhood development that warrants Council consideration.

P. Navazio clarified staff direction: Will return with specifics on project, call the question on zoning, provide fiscal analysis; advance issues on parallel tracks.

S. Greenwald requested a discussion of high tech business park. J. Krovoza re-

requested staff sync this with discussions by the Peripheral Task Force; analyze correct way to stage issues.

Adjournment The meeting was adjourned at 12:06 a.m.

Zoe S. Mirabile, CMC
City Clerk

MINUTES OF THE DAVIS REDEVELOPMENT AGENCY BOARD
Meeting of April 5, 2011

The Redevelopment Agency Board of the City of Davis met in regular session beginning at 5:30 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

Closed Session City Council convened a closed session pursuant to Government Code §54954.5 to discuss the following: Conference with Legal Counsel – Existing Litigation (item also on Redevelopment Agency Agenda):
(Also discussed by City Council)

1. Twin Pines Cooperative Foundation v. Davis Area Cooperative Housing Association, Yolo County Superior Court Case No. CV PO 08-3424
2. Neighborhood Partners, LLC v. Davis Area Cooperative Housing Association, et al., Yolo County Superior Court Case No. CV11-649

The Board returned to open session at 6:12 p.m. Mayor Krovoza announced there was no reportable action.

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

Public Comments None

Adjournment The meeting was adjourned at 12:06 a.m.

Zoe S. Mirabile, CMC
City Clerk