

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of June 7, 2011

The City Council of the City of Davis met in regular session beginning at 5:37 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

City Council/Open Space & Habitat Commission Joint Discussion – City Council Goals & Commission Work Plan

Open Space & Habitat Commissioners present: Rachel Aptekar, Helena Chung, Patrick Huber, Marc Hoshovsky, Greg House, and Roberta Millstein.

Sustainability Program Manager and OSHC Staff Liaison Mitch Sears: Overview of Council Goals and Commission Workplan.

Commissioner Hubert: OSHC Goal Pollinator planning--map native pollinators, enhancement of habitat.

Commissioner House: OSHC Goal Community Farms--Commission to host public forum in Fall to bring forward new concept/idea for community farm(s) at Anderson & F Street and Wildhorse Agricultural Buffer, develop recommended criteria for selecting tenants. Request Council direction on concept and public input.

Commissioner Hoshovsky: OSHC Goal Promote Public Use of Open Space--neighborhood workshops. Request Council direction regarding pursuit of Lake Blvd connection, access to north side of West Area Pond.

Councilmember comments included the following:

- Support concept/idea for community farm(s)
- Support access on Lake Blvd
- Consider Stonegate drainage field as possible community garden, potential traffic impacts
- Consider converting turf for community gardens

Michael Bartolic, Recreation & Park Commission Liaison to OSHC: Support OSHC goals and objectives; request direction on collaboration between RPC and OSHC, especially in regards to community gardens and farms; request direction on how to integrate sports park with habitat at potential sports park at Howat Ranch location.

City Council recessed to closed session at 6:22 p.m.

Closed Session City Council convened a closed session pursuant to Government Code §54954.5 to discuss the following: Public Employment: City Manager.

City Council returned to open session at 7:05 p.m. with no reportable action.

Approval of Agenda S. Souza moved to approve the agenda. No second.

R. Swanson moved, seconded by D. Wolk, to reorder the agenda as follows: move Affordable Housing Workshop Follow-up and Housing Needs and Existing and Anticipated Housing Types to the end of the agenda. Motion withdrawn.

S. Greenwald moved to schedule a special meeting on June 14 to discuss the housing items listed above and budget. No second.

S. Souza moved, seconded by S. Greenwald, to reorder the agenda to schedule the budget discussion as the first regular item. Council shall work through remaining items as much as possible, and defer items as needed at the end of the meeting. Direct public to provide comments on agenda items during general public comments, instead of waiting for discussion during items as calendared.

J. Krovoza moved substitute motion, seconded by R. Swanson, to schedule a special meeting on June 14 for budget discussion (defer from this meeting: Follow-up to May 31, 2011 Budget Workshop and FY2011/12 Proposed Capital Improvement Program and Redevelopment Agency Budgets) and move housing items to the end of the agenda. Motion passed by the following vote:
AYES: Swanson, Wolk, Krovoza
NOES: Greenwald, Souza

Brief Communications P. Navazio: 2 community meetings related to surface water project will be held by Woodland-Davis Clean Water JPA— 1 meeting in Woodland, 1 in Davis.

Public Works employee Boris Fuentes passed away, request Council conclude meeting in his memory.

J. Krovoza: Traveled to Europe, visited bike museum in Czech republic and viewed bike collection in Hanover.

Long Range Calendar P. Navazio: June 28 meeting will include discussion on transportation funding cycles.

R. Swanson: Request discussion of calendaring Council meetings-certain amount per month, possibly discuss at retreat.

P. Navazio: Proposed meeting schedule/calendar will be provided by end of next month, to include options for joint meetings and workshops

R. Swanson: Request report include information on meetings of other agencies that Council serves on/meets with.

H. Steiner: Staff will bring back list of questions, issues, and proposed schedule. Council can provide direction on how they want their schedule developed.

J. Krovoza: Request commission appointments be agendized, regardless of how many applications received. Council consensus.

Public Comments

- Mark Graham and Dan Berman, Yolo County American Civil Liberties Union: Raid on May 29 by federal operatives at residence on Oak Avenue; suggest Davis Police Department and Yolo County Sheriff request that any search warrant in our community be executed by a local agency.
- Valerie Greenough, Aquatic Council: Surprised that staff is considering closure of Community Pool as tier 2 reduction, not a long term solution that Aquatic Council will support; request 1-year moratorium on closure; believe group can present cost saving solutions for pools; interested in creating partnership to shoulder fundraising for new facility.
- Mary Jo Bryan, Choices for Healthy Aging: Seniors comprise increased population in Davis; Council should specify that a percentage of housing allocation will be for senior housing.
- David: Suggest broadening affordable housing policy; plenty of affordable opportunities throughout region; consider down payment assistance programs and provision for in lieu fees.

Consent Calendar

Co-Sponsored Facility Use Agreement Between the City and Davis Travelaires
Approved Resolution No. 11-066 - Authorizing the Interim City Manager to Enter Into a Co-Sponsored Facility Use Agreement

Water Meter Reading Services Contract Award for July 2011-June 2012, Program No. 7523

1. Approved Resolution No. 11-067 - Rejecting the Global Water Bid for Contract Services for Water Meter Reading
2. Approved Resolution No. 11-068 - Accepting Bid of \$0.89/Unit Price/Water Meter and a \$1,250/Month Service Charge from Alexander's Contract Services for Water Meter Reading Services
3. Approved Budget Adjustment #107 (\$96,000) - Increase budget for water meter reading service to \$96,000 to provide for contracting prior to the July 1 start of the new fiscal year

City Acceptance of New Harmony Developer Dedication of Parcel for Greenbelt Purposes - Lot A on Parcel Map 3992

Approved Resolution No. 11-069 - Authorizing the City Clerk to Accept Lot A

from Parcel Map 3992

Memorandum of Understanding (MOU) for Proposition 84 Grant Work - Application on Behalf of the City for Landscape Improvements to the Section of Putah Creek Parkway Between the I-80 Undercrossing and Railroad Undercrossing Connecting to the Arboretum and West of Olive Drive

Approved Resolution No. 11-070 - Authorizing the Interim City Manager to Enter Into an MOU with UC Davis Arboretum and Cunningham Engineering to Prepare a Proposition 84 Grant

Operating Memorandum for Timing of Willowbank Park Affordable Housing In-Lieu Fee Payment

Approve Resolution No. 11-071 - Approving and Authorizing the Interim City Manager to Sign Operating Memorandum, Willowbank Park Development Agreement (Birx & Mortor, Etal), thereby modifying the timing of payment of the \$100,000 Affordable Housing In-Lieu Fees to be collected as part of the Willowbank Park subdivision project

City Council Minutes from the Meetings of July 13 and 27, August 2 and 31, 2010

Approved

Commission Minutes:

1. Finance and Budget Commission Meeting of May 9, 2011
2. Natural Resources Commission Meeting of March 28, 2011
3. Telecommunications Commission Meeting of March 2, 2011

Informational

S. Greenwald moved, seconded by D. Wolk, to approve the consent as listed above. Motion passed unanimously.

Public Hearing:
Visitor Attraction Business Improvement District Annual Reauthorization

Deputy City Manager Kelly Stachowicz: City is collection agency for Business Improvement District (BID) fees, equivalent to 1% of cost of room night; fees transferred to Yolo County Visitors Bureau (YCVB) for efforts in support of region. No protests received.

Alan Humason, YCVB Executive Director: Support tourism efforts, provide services to greatest extent possible with resources available.

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

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

1. Approve Resolution No. 11-071 - 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. 11-073 - Authorizing the Interim City Manager to

Execute Service Agreement with Yolo County Visitors Bureau
Motion passed unanimously.

R. Swanson requested staff return with more information during budget discussion, provide detail on proposed reductions and specifics as to which events benefit Davis.

Public Hearing:
Proposed Pedestrian/Bike At-Grade Crossing and Submittal of an Application to the California Public Utilities Commission (CPUC)

R. Swanson recused herself due to a real property conflict of interest within 500 feet of the project, and left the room.

Property Management Coordinator Anne Brunette: Summarized proposed project and next steps.

Mayor Krovoza opened the public hearing.

- Alan Miller: Support recommendation to remove inclusion of quiet zone in mitigated declaration; project will make area safer for citizens.
- Robert Canyon: Support project, reasonable compromise in balancing safety issues and Union Pacific interests.

Mayor Krovoza closed the public hearing.

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

- Find that the Mitigated Negative Declaration adequately addresses the impacts of the proposed project and direct staff to file a Notice of Determination.
- Approve Resolution No. 11-074 - Authorizing the Mayor to Sign and Submit an Application to the Public Utilities Commission of the State of California for an Order Authorizing Construction of an At-Grade Crossing Across the Union Pacific Railroad Company Tracks, to provide access to Olive Drive.
- Direct the City Attorney and staff to attend the June 8, 2011 Capitol Corridor Joint Powers Authority to answer any questions regarding the City's CPUC application.

Motion passed by the following vote:

AYES: Greenwald, Souza, Wolk, Krovoza

NOES: None

ABSENT: Swanson

R. Swanson returned to the dais.

Proposition 218
Notice of Proposed Utility Rates – Five Year Rates for Water and Sani-

Utilities Manager Jacques De Bra: Presented revised notice and proposed low income program framework.

Public comment:

Elaine Roberts-Musser: Support public education efforts and consideration of low income subsidies.

tary Sewer and One Year Rates for Sanitation to be Effective December 2011

Councilmembers proposed the following modifications:

S. Greenwald: Recent project activities: remove sentence regarding independent expert reviews; modify phrase potential “groundwater” subsidence to “land” subsidence; either add a column with total annual cost or replace bi-monthly with annual.

R. Swanson: Commercial notice: bold “monthly charge” and contact info for city to include website.

S. Greenwald moved, seconded by R. Swanson to approve the Proposition 218 Notice, to include modifications proposed by S. Greenwald and R. Swanson. Motion passed unanimously.

R. Swanson moved, seconded by S. Souza, to direct staff to return in July with a detailed report on different options for addressing potential low income subsidies for utility rates, to include impacts on affordable housing and any plans that may be in the works. Motion passed unanimously.

City Council recessed at 9:07 p.m. and reconvened at 9:25 p.m.

Third Street Improvements Project (CIP #8164) – Streetscape Design and Construction Project of the Two-Block Segment of Third Street between A Street and B Street as well as the B Street Alley between Second Street and Fourth Street

(Joint Discussion with Redevelopment Agency)

Community Development & Sustainability Director Ken: On May 17, Council took action to maintain existing circulation pattern; request Council direction on preferred alternative and large cost items such as pavers. Staff will prepare bid alternatives and modified cost estimates after grant process is completed.

J. Krovoza moved, seconded by S. Souza, as follows:

1. Accept the Third Street Improvements project Draft Final Report as adequate for decision-making purposes for Phase 2: Plans and Specifications
2. Approve Third Street Improvements Draft Final Streetscape Design Concept B (Circular Paving Pattern and Gateway Monument)
3. Approve Resolution Authorizing the Interim City Manager to Execute a Professional Services Agreement with Royston Hanamoto Alley & Abbey for Preparation of Plans and Specifications, for an amount not to exceed \$475,980
4. Approve Budget Adjustment #100 (\$475,986) to fund Phase 2: Plans and Specifications
5. Direct staff to release a Request for Qualifications from a qualified artist or team of artists to contribute to the Third Street Improvements project
6. Direct staff to evaluate conversion of existing on-street parallel parking to diagonal parking on the east side of University Avenue between Fourth Street and Russell Blvd to compensate for parking removal on Third Street
7. Upon construction completion, direct staff to initiate a traffic calming survey on University Avenue between Second Street and Fourth Street, pursuant to existing Policies and Guidelines on Installation of Undulations, Other Traffic Calming Devices and, Preferential Parking Districts to determine if the segments meet traffic calming criteria

S. Souza proposed a friendly amendment to remove the following from the project: gateways monuments, intersection paving of A and B Streets with interlocking pavers, sidewalk with interlocking pavers, and street permeable interlocking pavers, instead of permeable asphalt. Not accepted by mover.

S. Souza moved substitute motion, seconded by R. Swanson, as follows:

1. Accept the Third Street Improvements project Draft Final Report as adequate for decision-making purposes for Phase 2: Plans and Specifications
2. Approve Resolution Authorizing the Interim City Manager to Execute a Professional Services Agreement with Royston Hanamoto Alley & Abbey for Preparation of Plans and Specifications, for an amount not to exceed \$475,980
3. Approve attached Budget Adjustment #100 (\$475,986) to fund Phase 2: Plans and Specifications
4. Direct staff to release a Request for Qualifications from a qualified artist or team of artists to contribute to the Third Street Improvements project
5. Direct staff to evaluate conversion of existing on-street parallel parking to diagonal parking on the east side of University Avenue between Fourth Street and Russell Blvd to compensate for parking removal on Third Street
6. Upon construction completion, direct staff to initiate a traffic calming survey on University Avenue between Second Street and Fourth Street, pursuant to existing Policies and Guidelines on Installation of Undulations, Other Traffic Calming Devices and, Preferential Parking Districts to determine if the segments meet traffic calming criteria
7. The following items shall be removed for reduced cost alternatives: gateways monuments, intersection paving of A and B Streets with interlocking pavers, sidewalk with interlocking pavers, and street permeable interlocking pavers, instead of permeable asphalt

S. Souza amended substitute motion: Preparation of plans and specs shall be in an amount not to exceed \$375,000 with only gateways removed.

J. Krovoza withdrew the main motion on the floor; therefore, the substitute motion became the main motion.

J. Krovoza moved substitute motion, seconded by S. Souza, as follows:

1. Accept the Third Street Improvements project Draft Final Report as adequate for decision-making purposes for Phase 2: Plans and Specifications
2. Approve Third Street Improvements Draft Final Streetscape Design Concept B (Circular Paving Pattern and Gateway Monument)
3. Approve Resolution No. 11-075 - Authorizing the Interim City Manager to Execute a Professional Services Agreement with Royston Hanamoto Alley & Abbey for Preparation of Plans and Specifications, for an amount not to exceed \$375,000. If so needed to maintain the cost at \$375,000, the first items to be removed from the design will be the gateway and signage portions of the design.

4. Approve Budget Adjustment #100 (\$370,000) to fund Phase 2: Plans and Specifications
5. Direct staff to release a Request for Qualifications from a qualified artist or team of artists to contribute to the Third Street Improvements project
6. Direct staff to evaluate conversion of existing on-street parallel parking to diagonal parking on the east side of University Avenue between Fourth Street and Russell Blvd to compensate for parking removal on Third Street
7. Upon construction completion, direct staff to initiate a traffic calming survey on University Avenue between Second Street and Fourth Street, pursuant to existing Policies and Guidelines on Installation of Undulations, Other Traffic Calming Devices and, Preferential Parking Districts to determine if the segments meet traffic calming criteria

S. Souza withdrew the main motion on the floor; therefore, the substitute motion became the main motion.

Motion passed unanimously.

City Council recessed at 10:40 p.m. and reconvened at 10:47 p.m.

Affordable Housing Workshop Follow-up – Affordable Housing Goals and Action Steps for 2011-2012

(Joint Discussion with Redevelopment Agency)

Public comment:

Don Fouts: Affordable housing parameters are broken; units in stock are not selling because market rate has reduced so much; support using in lieu fees for down payment assistance, consider using inside the projects from which the fees are paid.

Council comments included:

- Support inventory of affordable priced housing (not income qualified) and advertising such
- Consider suspending some affordable requirements, especially for infill projects
- Support goal to reduce/eliminate homelessness

S. Souza moved, seconded by R. Swanson, to approve Resolution No. 11-076 - Adopting Identified Housing Goals and Action Steps for the 2011-2012 Fiscal Year. Motion passed by the following vote:

AYES: Souza, Swanson, Wolk, Krovoza

NOES: None

ABSTAIN: Greenwald

S. Greenwald moved to direct staff to draft a Resolution to address SB375, bill supporting development along transit routes with goal of reducing greenhouse gas emissions. Consider economic implications related to affordable housing.

P. Navazio clarified: Staff will return with a report outlining current legislative efforts aimed at affordable housing and opportunity for Council to establish specific policy direction, to include recommendation of position on re-

forms that are economically feasible for cities to implement.

Motion withdrawn.

Deferred Item The following item was deferred to June 14, 2011: Housing Needs and Existing and Anticipated Housing Types.

Adjournment Meeting was adjourned at 11:33 p.m. in memory of Boris Fuentes.

Zoe S. Mirabile, CMC
City Clerk

MINUTES OF THE REDEVELOPMENT AGENCY BOARD
Meeting of June 7, 2011

The Redevelopment Agency Board of the City of Davis met in regular session beginning at 5:37 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Chair Krovoza.

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

Board Members Absent: None

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

Approval of Agenda J. Krovoza moved, seconded by R. Swanson, to move the Affordable Housing Workshop Follow-up discussion to the end of the agenda. Motion passed by the following vote:
AYES: Swanson, Wolk, Krovoza
NOES: Greenwald, Souza

Public Comments • David: Suggest broadening affordable housing policy; plenty of affordable opportunities throughout region; consider down payment assistance programs and provision for in lieu fees.

Consent Calendar Redevelopment Agency Board Minutes from the Meetings of July 27 and August 2, 2010
Approved
S. Greenwald moved, seconded by D. Wolk, approval of consent calendar. Motion passed unanimously.

Third Street Improvements Project (CIP #8164) – Streetscape Design and Construction Project of the Two-Block Segment of Third Street between A Street and B Street as well as the B Street Alley between Second Street and Fourth Street
Community Development & Sustainability Director Ken: On May 17, Council took action to maintain existing circulation pattern; request Council direction on preferred alternative and large cost items such as pavers. Staff will prepare bid alternatives and modified cost estimates after grant process is completed.
J. Krovoza moved, seconded by S. Souza, as follows:
• Accept the Third Street Improvements project Draft Final Report as adequate for decision-making purposes for Phase 2: Plans and Specifications
• Approve Third Street Improvements Draft Final Streetscape Design Concept B (Circular Paving Pattern and Gateway Monument)
• Approve Resolution Authorizing the Interim Executive Director to Execute a Professional Services Agreement with Royston Hanamoto Alley & Abbey for Preparation of Plans and Specifications, for an amount not to exceed \$475,980
• Approve Budget Adjustment #100 (\$475,986) to fund Phase 2: Plans and

Street

(Joint Discussion
with City Council)

Specifications

- Direct staff to release a Request for Qualifications from a qualified artist or team of artists to contribute to the Third Street Improvements project
- Direct staff to evaluate conversion of existing on-street parallel parking to diagonal parking on the east side of University Avenue between Fourth Street and Russell Blvd to compensate for parking removal on Third Street
- Upon construction completion, direct staff to initiate a traffic calming survey on University Avenue between Second Street and Fourth Street, pursuant to existing Policies and Guidelines on Installation of Undulations, Other Traffic Calming Devices and, Preferential Parking Districts to determine if the segments meet traffic calming criteria

S. Souza proposed a friendly amendment to remove the following from the project: gateways monuments, intersection paving of A and B Streets with interlocking pavers, sidewalk with interlocking pavers, and street permeable interlocking pavers, instead of permeable asphalt. Not accepted by mover.

S. Souza moved substitute motion, seconded by R. Swanson, as follows:

1. Accept the Third Street Improvements project Draft Final Report as adequate for decision-making purposes for Phase 2: Plans and Specifications
2. Approve Resolution Authorizing the Interim Executive Director to Execute a Professional Services Agreement with Royston Hanamoto Alley & Abbey for Preparation of Plans and Specifications, for an amount not to exceed \$475,980
3. Approve attached Budget Adjustment #100 (\$475,986) to fund Phase 2: Plans and Specifications
4. Direct staff to release a Request for Qualifications from a qualified artist or team of artists to contribute to the Third Street Improvements project
5. Direct staff to evaluate conversion of existing on-street parallel parking to diagonal parking on the east side of University Avenue between Fourth Street and Russell Blvd to compensate for parking removal on Third Street
6. Upon construction completion, direct staff to initiate a traffic calming survey on University Avenue between Second Street and Fourth Street, pursuant to existing Policies and Guidelines on Installation of Undulations, Other Traffic Calming Devices and, Preferential Parking Districts to determine if the segments meet traffic calming criteria
7. The following items shall be removed for reduced cost alternatives: gateways monuments, intersection paving of A and B Streets with interlocking pavers, sidewalk with interlocking pavers, and street permeable interlocking pavers, instead of permeable asphalt

S. Souza amended substitute motion: Preparation of plans and specs shall be in an amount not to exceed \$375,000 with only gateways removed.

J. Krovoza withdrew the main motion on the floor; therefore, the substitute motion became the main motion.

J. Krovoza moved substitute motion, seconded by S. Souza, as follows:

1. Accept the Third Street Improvements project Draft Final Report as adequate for decision-making purposes for Phase 2: Plans and Specifications
2. Approve Third Street Improvements Draft Final Streetscape Design Concept B (Circular Paving Pattern and Gateway Monument)
3. Approve RDA Resolution No. 1261 - Authorizing the Interim Executive Director to Execute a Professional Services Agreement with Royston Hanamoto Alley & Abbey for Preparation of Plans and Specifications, for an amount not to exceed \$375,000. If so needed to maintain the cost at \$375,000, the first items to be removed from the design will be the gateway and signage portions of the design.
4. Approve Budget Adjustment #100 (\$370,000) to fund Phase 2: Plans and Specifications
5. Direct staff to release a Request for Qualifications from a qualified artist or team of artists to contribute to the Third Street Improvements project
6. Direct staff to evaluate conversion of existing on-street parallel parking to diagonal parking on the east side of University Avenue between Fourth Street and Russell Blvd to compensate for parking removal on Third Street
7. Upon construction completion, direct staff to initiate a traffic calming survey on University Avenue between Second Street and Fourth Street, pursuant to existing Policies and Guidelines on Installation of Undulations, Other Traffic Calming Devices and, Preferential Parking Districts to determine if the segments meet traffic calming criteria

S. Souza withdrew the main motion on the floor; therefore, the substitute motion became the main motion.

Motion passed unanimously.

Redevelopment Agency recessed at 10:40 p.m. and reconvened at 10:47 p.m.

Affordable Housing Workshop Follow-up – Affordable Housing Goals and Action Steps for 2011-2012

(Joint Discussion with City Council)

Public comment:

Don Fouts: Affordable housing parameters are broken; units in stock are not selling because market rate has reduced so much; support using in lieu fees for down payment assistance, consider using inside the projects from which the fees are paid.

Council comments included:

- Support inventory of affordable priced housing (not income qualified) and advertising such
- Consider suspending some affordable requirements, especially for infill projects
- Support goal to reduce/eliminate homelessness

S. Souza moved, seconded by R. Swanson, to approve RDA Resolution No. 1262 - Adopting Identified Housing Goals and Action Steps for the 2011-2012 Fiscal Year. Motion passed by the following vote:

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

S. Greenwald moved to direct staff to draft a Resolution to address SB375, bill supporting development along transit routes with goal of reducing greenhouse gas emissions. Consider economic implications related to affordable housing.

P. Navazio clarified: Staff will return with a report outlining current legislative efforts aimed at affordable housing and opportunity for Council to establish specific policy direction, to include recommendation of position on reforms that are economically feasible for cities to implement.

Motion withdrawn.

Adjournment Meeting was adjourned at 11:33 p.m. in memory of Boris Fuentes.

Zoe S. Mirabile, CMC
Board Secretary