

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

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 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, Deputy City Attorney Kara Ueda, City Clerk Zoe Mirabile

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

A. Public Employment: City Manager

B. Conference with Labor Negotiators.

Agency Designated Representatives: William Avery, Avery and Associates; City Attorney Harriet Steiner; Interim City Manager Paul Navazio; Human Resources Administrator Melissa Chaney
Employee Organizations: Davis City Employees Association

City Council returned to open session at 6:47 p.m. with no reportable action.

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

Ceremonial Presentation Proclamation Designating July 2011 as National Parks & Recreation Month presented by Mayor Krovoza.

Brief Communications Interim City Manager Paul Navazio: Thanked staff and volunteers for their efforts related to the 4th of July Celebration.

Proposed utility rates outreach meeting will be held on July 14 at the Redwood Park Community Building.

R. Swanson: Attended Yolo Leaders, a group of elected officials, staff, and community working together regarding shared services.

J. Krovoza: Thanked staff and volunteers for making the 4th of July celebration a zero waste event

Long Range Calendar Interim City Manager Paul Navazio: Council Retreat scheduled for July 22. Richard/Olive/Depot Access discussion has been postponed from July 19 meeting.

R. Swanson: Request presentation before end of July regarding surface water project-related water quality issues from Ken Landau, Central Valley Regional Water Quality Control Board, similar to presentation provided to Woodland-Davis Clean Water Association on June 30.

S. Souza: Landau's presentation available for viewing on the WDCWA website.

R. Swanson: Request a Question and Answer session regarding the presentation.

J. Krovoza: Topic lends itself to a workshop format. Following community meetings on water, suggest Council wrap up with a final question and answer session. Request staff work with WDCWA to publicize presentation availability.

Public Comments

None

Consent Calendar

Dresbach-Hunt-Boyer Tankhouse Removal 190 E Street (also on Redevelopment Agency Consent Calendar)

1. Approved Resolution No. 11-110 - Adopting Finding and Statement of Overriding Considerations Pursuant to the California Environmental Quality Act (CEQA) for the Approval of the Project Known as the Mishka's Café Project (Dresbach-Hunt-Boyer Mansion Site – 604 Second Street) (SCH #2006062052)
2. Approved Resolution No. 11-111 - Declaring the Structure at 190 E Street Surplus and Authorizing the Interim City Manager to Dispose of the Structure

Nugget Fields/1801 Moore Boulevard License and Sublicense Extension

1. Approved Resolution No. 11-112 - Authorizing Interim City Manager to Extend Agreement Between City of Davis, Davis Joint Unified School District and the County of Yolo
2. Approved Resolution No. 11-113 - Authorizing Interim City Manager to Extend License Agreement for Use of Vacant Property Between City of Davis and Davis Joint Unified School District

Property Liens for Unpaid Administrative Citations, Abatement Penalties and Reinspection Fees

Approved Resolution No. 11-114 - Certifying the Code Enforcement Cost Accounting Report of Unpaid Administrative Citation Fines, Abatement Penalties, and Reinspection Fees and Assessing Affected Parcels for Penalties and Requesting Inclusion of the Charges on the Yolo County Secured Tax Roll in the Same Manner as General Taxes

Final Map for Willowbank Park Unit No. 2, Subdivision No. 4974
Approved Resolution No. 11-115 - Approving Final Map for Willowbank Park Unit No. 2, Subdivision No. 4974 and Authorizing the City Manager to Execute the Subdivision Agreement (Brix & Mortar Partners, LLC)

Professional Engineering Services Contracts for Project Management and Technical Support of the Wastewater Treatment Plant Improvements Project, CIP No. 8219

Approved Resolution No. 11-116 - Authorizing the Interim City Manager to Execute Consultant Agreements with Dr. George Tchobanoglous, Dr. Edward Schroeder, and El Dorado Engineering and Architecture, Inc.

Contract Award for 2011 Concrete Replacement, Program No. 7259 and CIP No. 8126

1. Rejected the bid submitted by Nor-Cal Concrete, Inc., as unresponsive regarding the Underutilized Disadvantaged Business Enterprise (UDBE) requirements of the bid documents
2. Approved Resolution No. 11-117 – Rejecting bid from Nor-Cal Concrete and Awarding Contract of \$351,751.40 to Navajo Pipelines, Inc.,

Second Street Corridor Improvements, CIP No. 8163 [ESPL 5238 (052)] – Final Construction Cost (also on Redevelopment Agency Consent Calendar)
Approved Budget Adjustment #123-FY10/11 (\$76,000) - Transferring funds from RDA, Road Impact, Storm Sewer and CDBG

Central Park LED Lighting Upgrade

1. Directed staff to proceed with bid advertisement
2. Approved Resolution No. 11-118 - Authorizing the Interim City Manager to Award Construction Contract for Central Park LED Lighting Upgrade
3. Approved Budget Adjustment #003 (\$20,000) – Transfer funds from Development Impact Fees-Parks

Second Reading: Ordinance Amending Chapter 40 of the Davis Municipal Code, 1971, as Amended, Amending General Requirements for the Parcels Located at 602 Cantrill Drive (APN #71-404-09), 603 Cantrill Drive (APN #71-405-07), and 2401 Second Street (APN #71-405-08), a Portion of Planned Development #2-99C to Planned Development #2-99D
Adopted (Introduced 06/14/2011)

City Council Minutes from the Meetings of May 31 and June 14, 2011
Approved

Commission Minutes:

1. Planning Commission Meeting of November 10, 2010
2. Recreation and Park Commission Meeting of May 19, 2011

Informational

S. Souza moved, seconded by R. Swanson, approval of consent calendar as amended. Motion passed unanimously.

Removed from Consent:

Item removed by J. Krovoza.

Animal Control Services Contract for Fiscal Year 2011/12

Police Chief Landy Black: Yolo County is contractually responsible for providing all cities, unincorporated areas and UC Davis campus with animal control services. Current contract terms began June 2010 and are fixed for 3 years; requires Council action to approve each yearly renewal.

R. Swanson moved, seconded by S. Souza, to approve Resolution No. 11-119 - Authorizing the Interim City Manager to Execute Agreement Between Yolo County and City of Davis for Animal Control Services. Motion passed by the following vote:

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

Comprehensive Economic Development Strategy (CEDS) - Working Draft Prepared by the Business and Economic Development Commission

Economic Development Coordinator Sarah Worley: The Comprehensive Economic Development Strategy-Working Draft was prepared by the Business and Economic Development Commission (BEDC). Objectives: achieve a community supported road map and common basis to move forward in achieving a sustainable Davis economy; diversify the economic base; retain, expand and attract new businesses and customers; increase the number and wages of local jobs; increase capital investments; and maintain/enhance our commercial/business districts, community services/infrastructure and quality of life.

Bob Agee, BEDC Chair: Strategy working draft is a starting point for gaining community understanding and involvement will be regularly updated and reviewed.

Public Comments:

- Elaine Roberts-Musser: Needs more community input, address issue of fairness, not just streamlining permit approvals.
- Chris Granger, Cool Davis Initiative (CDI): Suggest building a sustainable vision into plan; request City Council direct BEDC to use Climate Action Plan as source document for plan; initiate dialogue regarding how to reconcile expansion of economic base with carbon neutrality.
- Lynne Nittler, CDI: Downtown element needs to be expanded to include urban village visions where downtown is just one of several village centers; neighborhood centers should be easily accessible by walking and biking; include home based businesses in plan; consider setting goals for increasing electric vehicle parking.
- Christi Skibbins, Chamber of Commerce: Proactive approach based on common community vision/mission to create strong local economy; will actively participate; encourage Council to support.
- Christopher: Strategy should be easy to understand

Council comments included:

- Should include statement that economic development must be analyzed in terms of new net revenue.
- Development policies should include costs involved in replacing older buildings with newer, denser structures.
- Support including Climate Action Plan as source document.
- Add metrics. What does success look like? How often do we measure it?
- Support extended public review; schedule meetings in different locations.
- Should be community effort reflecting community values.
- How do we create synergy with sustainability goals?
- Support including home based businesses in economic strategy.
- Link with high school and UC campus via faculty presentations and UC Davis newspaper

R. Swanson moved, seconded by S. Souza, to approve the “priority actions” in the Draft Strategy as City Council priority actions, and the following steps prior to completion of the Comprehensive Economic Development Strategy (CEDS):

1. Direct city staff and the members of its commissions to work cooperatively to refine and improve the Draft Strategy and to take an active role in the implementation of action steps that fall within their purview
2. Encourage City business groups to actively engage in the review of the Draft Strategy and make recommendations for improving it
3. Authorize city staff and encourage local business groups to work with DSIDE (Designing a Sustainable and Innovative Davis Economy) to provide the facts necessary to respond to community questions concerning the connections between economic development and community values, including quality of life.
4. Encourage the community at large to become involved in the citywide discussion regarding the need for a healthy local economy.
5. Identify and commit to metrics to report on progress of high priority action steps.
6. Complete outreach by October 2011, and submit the CEDS, as revised, to the City Council for review and approval. Revised CEDS should incorporate Council comments, specifically, direction to add the Climate Action Plan as source document and to schedule outreach meetings throughout community.
7. Direct staff to return to Council in late Fall with an update on community input.

S. Greenwald proposed friendly amendment to recognize value of retaining character and affordability within the core area via preservation of existing building stock. Not accepted.

R. Swanson amended motion to direct staff to include a specific strategy to retain character and affordability of downtown while looking at different op-

tions. Accepted by second.

Motion passed unanimously.

City Council recessed at 8:17 p.m. and reconvened at 8:32 p.m.

Consider Additional Proposition 218 Notice Protest Mailer

Interim City Manager Paul Navazio: Prop 218 Notices sent out late June; staff is seeking direction on supplemental mailer. Current process meets all requirements of State law and is consistent with all previous Prop 218 process conducted by the City.

Public comment:

- Elaine Roberts-Musser: Support simplifying mailer and providing form for citizens to protest proposed rates.

S. Souza moved, seconded by S. Greenwald, to authorize staff to distribute a Proposition 218 Notice protest mailer to the city's utility customers. Mailer shall be a stand-alone piece and include the same language used on the Proposition 218 Notice relating to the notice of hearing and protest process. Staff shall use the sample protest form provided in the staff report (used by the City of San Diego).

Deputy City Attorney Kara Ueda clarified: Staff shall provide information on the date and time of the hearing and direct customers to the City's website for further details.

J. Krovoza requested staff provide a draft of the protest mailer to Councilmembers for their comments. Council concurred.

Motion passed unanimously.

Pacifico Affordable Housing Project/1752 Drew Circle - Property Management and Predevelopment

Housing & Human Services Superintendent Danielle Foster: City identified Yolo County Housing (YCH) as its partner to rehabilitate the project and opted to contract with both YCH and the California Center for Cooperative Development (CCCD) for property management and maintenance of the project from January through June. Two outstanding issues: income qualification and vacancy rate.

Kim Coontz, CCCD: CCCD provided recommendations in response to Council's request that such feedback be provided at the end of their management contract.

Lisa Baker, YCH: YCH wants to retain cooperative communal elements and focus on student housing.

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

1. Approve Resolution No. 11-120 - Authorizing a \$200,000 Predevelopment

Loan to Yolo County Housing for Predevelopment Work on the Pacifico Project and Authorizing a Property Management Agreement with Yolo County Housing for Management and Maintenance of the Pacifico Cooperative Affordable Housing Project at 1752 Drew Circle, taking action to:

- A. Execute a Property Management Contract with Yolo County Housing (YCH) for an amount not to exceed \$4,500 per month plus the cost of necessary time and materials for approved project repairs, in order to ensure ongoing and adequate management and maintenance of the Pacifico property, and including carrying out recommended changes, including the provision of cooperative/mutual housing trainings and consultant time as needed to build a cooperative community at Pacifico.
 - B. Authorize a loan of \$200,000 in City housing trust funds to be provided to YCH in phases for use on predevelopment and outreach expenses related to hosting resident charette meetings, contracting an architect and engineer to draft plans in response to design discussions with residents, the Davis Cooperative Community Network (DCCN), and the City, and review and consideration of design options in light of recommendations from the California Center for Cooperative Development (CCCD).
2. Direct staff to return to City Council no later than mid-September with a report on ensuring student eligibility and occupancy of the Pacifico Project, specifically addressing the following CCCD recommendations:
 - A. Increase income mix at property; increase income-qualifying limits to accommodate elements of student financial need not recognized by Area Median Income (AMI) models; clarify inconsistency of eligibility criteria (e.g. Pell grant acceptance); and provide flexibility (if needed) to insure occupancy.
 - B. Allocate some units as non-income restricted and allow flexibility on those that are income-qualified during the summer when vacancy is predictably high, and during other periods of low occupancy.
 4. At earliest possible stage, preserve cooperative nature of housing.
 5. Direct staff to return to Council with a report on Ownership v. Lease Model as it relates to objectives for rehabilitating project and maintaining a strong student population/structure.
- R. Swanson proposed a friendly amendment to direct staff to return with a report relating to a mix of housing, including market rate. Accepted by mover and second.
- J. Krovoza amended motion to add: No existing student resident shall have their housing discontinued for reasons of not qualifying until issues are resolved. There shall be no change in eligibility requirements during this period. Accepted by second.

Motion passed unanimously.

Open Space Acquisition – First State Bank of NW Arkansas Property/Mace Curve

Sustainability Program Manager Mitch Sears summarized the purpose of staff recommendations:

- Approval of acquisition
- Accepting United States Department of Agriculture (USDA) grant funding.
- Request for Qualification (RFQ) for resale.
- Location is adjacent to city limits and Howatt Ranch, prime farmland.

Options to retain property rights

- Full ownership
- Ag infrastructure farmstead
- Storm water corridor access

R. Swanson asked if City could include in RFQ possibility for crops to be grown with revenue back to City?

J. Krovoza requested to look for language that captures agriculture based business taking advantage of land.

M. Sears indicated that the farmstead areas are designed for maximum flexibility.

K. Ueda explained that there may be some flexibility in farmstead area, but could be limited because this is a grant funded project. If Council has certain goals in mind, will need to go back and have discussions with Yolo Land Trust and NRCS.

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

1. Approve Resolution No. 11-121 - Approving the Fee Title Acquisition of the Mace Curve Property and Authorizing the Interim City Manager to: (1) Complete the Acquisition for the Purposes of Permanently Protecting the Agricultural Values and Open Space Character of the Property, (2) Accept and Enter into Agreements with the NRCS for a Farm and Ranch Lands Protection Program Grant Award for Partial Funding of the Acquisition, and (3) Issue a Request for Proposals to Resell the Conservation Easement Protected Farm.
2. Approve an internal loan from the Roadway Impact Fee account to facilitate the property acquisition.
3. Approve Budget Adjustment #002 Allocating the City's project funding into escrow for deposit and completion of the fee-title acquisition of the property.

Motion passed unanimously.

City Council
Legislative
Schedule

Deputy City Manager Kelly Stachowicz: Presented proposed 2011-12 legislative calendar and requested Council input. Staff will return no later than August 1 with a finalized calendar.

S. Souza moved, seconded by R. Swanson, that Council will provide direction regarding the proposed calendar at the Council retreat on July 22. Motion passed unanimously.

Appointments to
Advisory Com-
missions

R. Swanson moved, seconded by S. Souza, to appoint current alternate members to regular member status for the following commissions: Bicycle Advisory (Sarah McCollough), Business & Economic Development (Brian Horsfield), Natural Resources (Eugene Wilson), Social Services (Jenna Templeton) and Tree (Mark Rubald). Motion passed unanimously.

Council voted to appoint applicants to commission vacancies via use of a grid system:

| COMMISSION/APPLICANT | | SG | JK | SS | RS | DW | TOTAL | APPOINTMENT |
|---|------------|----|----|----|----|----|-------|-------------|
| Last Name | First Name | | | | | | | |
| Business & Economic Development Commission -- 1 Alternate (ending 9/30/14) | | | | | | | | |
| Goldsmith | Bernard | X | X | X | X | X | 5 | Alternate |
| Musser | David | | | | | | | |
| Civic Arts Commission -- 1 Regular (ending 9/30/12) & 1 Alternate (ending 9/30/12) | | | | | | | | |
| Whitecotton | Carrie | X | X | X | X | X | 5 | Regular |
| Human Relations Commission -- 1 Alternate (ending 9/30/12) | | | | | | | | |
| Greenwald | David | X | X | X | X | X | 5 | Alternate |
| Recreation & Park Commission -- 1 Alternate (ending 9/30/12) | | | | | | | | |
| Belenis | James | X | X | X | X | X | 5 | Alternate |
| Senior Citizens Commission -- 1 Alternate (ending 9/30/12) | | | | | | | | |
| Yeh | Elizabeth | X | X | X | X | X | 5 | Alternate |
| Social Services Commission -- 1 Alternate (ending 9/30/14) | | | | | | | | |
| Mungas | Sarah | X | X | X | | | 3 | Alternate |
| Wise | Richard | | | | X | X | 2 | |
| Telecommunications Commission -- 1 Alternate (ending 9/30/12) | | | | | | | | |
| Charnel | James | X | X | X | X | X | 5 | Alternate |
| Tree Commission -- 2 Regular (ending 9/30/12) | | | | | | | | |
| Evans | Richard | X | X | X | X | X | 5 | Regular |

R. Swanson moved, seconded by Souza, to accept votes as appointments. Motion passed unanimously.

Long Range Cal-
endar

J. Krovoza: Council will hold a special meeting on July 7 to discuss City Manager compensation.

Adjournment

Meeting was adjourned at 11:09 p.m. in memory of Annie Ferguson.

Zoe S. Mirabile, CMC
City Clerk

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

The Redevelopment Agency Board of the City of Davis met in regular session beginning at 6:47 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Chair 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 R. Swanson moved, seconded by D. Wolk, to approve the agenda. Motion passed unanimously.

Public Comments None

Consent Calendar
(Also on City Council Consent Calendar)

Dresbach-Hunt-Boyer Tankhouse Removal / 190 E Street

1. Approved RDA Resolution No. 1268 - Adopting Finding and Statement of Overriding Considerations Pursuant to the California Environmental Quality Act (CEQA) for the Approval of the Project Known as the Mishka's Café Project (Dresbach-Hunt-Boyer Mansion Site – 604 Second Street) (SCH #2006062052)
2. Concurred with the City entering into the Purchase and Sale of the Tankhouse structure to Impossible Acres and authorize the use of RDA funds to assist in the relocation of the structure off of city property

Second Street Corridor Improvements, CIP No. 8163 [ESPL 5238 (052)] – Final Construction Cost

Approved Budget Adjustment #123-FY10/11 (\$76,000) - Transferring funds from RDA, Road Impact, Storm Sewer and CDBG

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

Adjournment The meeting was adjourned at 11:09 p.m. in memory of Annie Ferguson.

Zoe S. Mirabile, CMC
City Clerk