

MINUTES OF THE DAVIS CITY COUNCIL AND REDEVELOPMENT AGENCY
Meeting of October 4, 2011

The City Council and Redevelopment Agency of the City of Davis met in regular session beginning at 5:40 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: City Manager Steve Pinkerton, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

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

(CC) City Council/City-UCD Student Liaison Commission Joint Discussion – Commission Duties / Responsibilities, Review of Commission Projects / Workplan and City Council Goals

Student Liaison Commissioners present: Adam Thongsavat, Nick Sidney, Jeanna Gindi, Maria Tebbutt, Trish Whitcomb

Administrative Analyst/Staff Liaison Stacey Winton: Commission duties and responsibilities, how they relate to Council Goals.

Commissioner comments included:

- Request Council feedback on Renters handbook.
- Interest rate in model lease is an issue for students.
- Concern over increase in water fees.
- Picnic Day - strive to promote community based events and curb out of town influence.
- Want to present new Noise Ordinance proposal that is agreed upon by all parties, permanent process more efficient and accessible

Council comments included:

- Suggest including reducing consumption of commodities such as water and promote sustainable living in Renter's Guide
- Model Lease should provide clarity regarding obligations.
- Consider looking at installing flow measurement devices for multi-family dwellings.
- Noise ordinance drafted after years of input from students and neighbors; balance requires cooperation from all sides.
- Consider looking at moving Greek row to campus, away from residential neighborhoods.

By consensus, Council requested City Attorney Harriet Steiner provide an analysis of Landlord Tenant Rules generally set by State Law; provided volun-

tarily or can model lease stipulate that it will be mandatory to provide rules to all signers on lease?

City Council recessed at 6:38 p.m. and reconvened at 6:54 p.m.

Approval of
Agenda

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

Ceremonial
Presentation

Proclamation Recognizing October as Fire Prevention Month was presented by Mayor Krovoza.

Brief Communi-
cations

City Clerk Zoe Mirabile: Currently recruiting for commissions; applications due October 14.

Deputy City Manager Kelly Stachowicz: Neighbors Night Out event resulted in 122 parties throughout city.

S. Souza: World's greatest bike parade attempt did not break city's own record. The September 29 Woodland-Davis Clean Water Agency meeting was adjourned to October 10.

R. Swanson: 30 years of Davis Energy Group was celebrated on September 30. Chinese student celebration on October 2. Attended iGATE Mayor's advisory Council on September 30; will attend Town Gown Conference in Berkeley later this week.

S. Greenwald: Will also attend Town Gown Conference in Berkeley. Rotary Club Octoberfest was held in Central Park on October 1.

J. Krovoza: Recognize and thank Crystal Lee, Enterprise beat reporter for 2 years; moving on to other opportunities. Welcome Tom Sakesh, new reporter. 1st International Festival sponsored by International House will be held on October 8 at Veterans Memorial Center.

Long Range Cal-
endar

S. Pinkerton: October 11-closed session on labor negotiations; October 18-Water Advisory Committee and Peripheral Innovation Park Task Force. October 25-Public forum in Community Chambers on Low Carbon Diet.

J. Krovoza: Request staff clearly articulate to public how city will move forward with Council direction related to water.

Public Comment

- Lea Rosenberg: Hope Council will do what is best for long term vibrancy of downtown; need mixed use zoning that provides for retail on first floors and apartments/businesses on third floors; parking is a vital issue.
- Mary Anne Kirsch, Andrea Gero, Cindy Chang, and Julie Harlow, all from or on behalf of Interfaith Rotating Winter Shelter (IRWS): Request waiver

of temporary use permit fee; thanked Council for supporting shelter operations last year; IRWS open 106 nights last year, provided an average of 2,650 beds and meals to homeless in community; approximately 1,300 volunteers; \$500 use permit fee represents 7-10% of budget for entire operation.

- Chuck Roe: Support parking structure downtown and expanding E Street Plaza.

Consent Calendar

(CC) Extension of Time to Record Parcel Map and Improvement Agreement for New Harmony, Parcel Map No. 4950

Approved Resolution No. 11-157 - Approving First Extension of Time for Performance of Certain Acts Required by Resolution No. 11-144, Series 2011, which Approved the Parcel Map for New Harmony, Map No. 4950 (New Harmony, LP)

(CC) Commission Minutes:

1. Finance and Budget Commission Meeting of July 11, 2011
2. Historical Resources Management Commission Meeting of May 16, 2011
3. Telecommunications Commission Meeting of June 1, 2011

Informational

(CC) Amendment to the Caltrans - City of Davis Master Agreement for the Bicycle Transportation Account Grant for Bike Crossing at Drummond / Cowell and all future Projects Receiving State Grant Funds

Approved Resolution No. 11-158 - Which authorizes the City Manager to execute the amendment to the Caltrans-City of Davis Master Agreement for this project and all future projects receiving State grant funds.

D. Wolk moved, seconded by S. Souza, to approve the consent calendar as listed above. Motion approved unanimously.

Removed from Consent Calendar

Item removed by R. Swanson.

(CC) Open Space Acquisition – Eoff Property Easement, Located on County Road 98 Near the Intersection of County Road 29

Sustainability Program Manager Mitch Sears: Acquisition will permanently protect 393 acres of farmland; City received matching grant from Natural Resource Conservation Service.

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

1. Approve Resolution 11-159 - Approving the Acquisition of a Conservation Easement on the Eoff Farm and Authorizing the City Manager to Complete the Acquisition for the Purposes of Permanently Protecting the Agricultural Values and Open Space Character of the Property
2. Approve Budget Adjustment #26 (\$1,789,500) – placing project funding into escrow for deposit and completion of the conservation easement

Motion passed unanimously.

(CC) Invitation to Join i-GATE (Green Advanced Transportation Excellence) Innovation Hub Partnership

Economic Development Coordinator Sarah Worley: i-GATE is 1 of 12 hubs established in 2010 with the purpose of creating jobs, participation is by invitation only; focused on sustainable transportation and renewable energy technologies to maximize economic potential of technology.

Rob White, i-GATE iHub Coordinator: Consortium of over 40 different partners, 10 of which are cities; purpose is job creation and commercialization of technologies.

Public comments:

- Gregg Herrington: Opportunity should not be passed up, great momentum in town with job creation, innovation and economic development; urge Council to accept.
- Terrence Lott: Request further details of city member status

R. White: Each city is equal member of partnership.

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

1. Accept i-GATE's offer to join the i-GATE Innovation Hub Partnership.
2. Authorize the Mayor, or designee, to serve on i-GATE's Mayoral Advisory Committee; and
3. Direct the City Manager to work with staff, UC Davis, and the local business community to engage in the i-GATE iHub's initiatives and maximize opportunities to support existing and create new technology-based businesses in Davis.

J. Krovoza proposed a friendly amendment to appoint R. Swanson as Mayoral designee. Accepted by mover and second. Motion passed unanimously.

R. White: City will determine designees, who best serves interests.

S. Souza: Suggest Davis Chamber of Commerce and Davis Downtown Business Association work collaboratively to recommend business member. Council consensus.

J. Krovoza: Will consider entrepreneurs or other ties into high tech business community for other designee.

(CC) Final Strategic Plan for Teen Services and Request for Qualifications for Rehabilitation Feasibility Study of the

Community Services Superintendent Christine Helweg: Draft plan presented last September, Council requested additional feedback from School District and Recreation and Parks Commission.

Public comments:

- Michael Bartolic, Recreation and Park Commission: Full support from commission; formal study of VMC complex as multi-use facility to accommodate teen services necessity; services focused on teens most at need.

Veterans' Memorial Center

- Patsy Owens and Joan Sallee, Youth Advisory Task Force: Support plan; importance of having centralized location, not always about programmed activities; important to think about how disburse activities to different locations for different groups of teens; engage youth throughout community in decision making.

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

1. Receive the final Strategic Plan for Teen Services as recommended by the Youth Advisory Task Force and the Recreation and Park Commission
2. Direct staff to take the following actions related to recommendations within the plan:
 - a. Determine that the Veterans' Memorial Center is the preferred option to meet the current and near future facility needs of youth/teen programming due to the facility's location and potential for rehabilitation and modernization to fulfill a wide variety of community needs and uses as identified in the Parks and Facilities Master Plan Update
 - b. Implement all other strategies detailed in the final Strategic Plan for Teen Services as funding and other resources allow. Individual strategies and recommendations requiring additional funding or policy decisions will be brought back to the City Council for further action.
3. Approve Resolution No. 11-160 - Authorizing Request for Qualifications to Prepare a Rehabilitation/Modernization Feasibility Study for the Veterans' Memorial Center Not to Exceed a Maximum of \$30,000 from Park Impact Funds
4. Direct staff to continue to set aside \$1,400,000 in Construction Tax and Park Impact funds resulting from the sale of the former Teen Center/Third and B facility, as previously directed by City Council, for consideration of future rehabilitation and modernization of the Veterans' Memorial Center in support of teen programming
5. Direct staff to return to City Council with the remaining balance of \$70,000 as a set aside for teen youth programming, with the term "teen" to include "tween."

Motion passed unanimously.

City Council recessed at 9:04 p.m. and reconvened at 9:17 p.m.

(CC) Downtown Parking and Access Improvements

R. Swanson recused herself due to a conflict of interest from a lease hold interest on Second Street and left the room.

Community Development & Sustainability Department Director Ken Hiatt: Summarized proposed improvements; suggest within next 15 months, evaluate and plan for future improvements.

Public comments:

- Gregg Herrington, Yakzan Group: Provides clarity and clear direction, opportunity to better manage existing parking; need schematic design to fully

discuss parking garage project.

- Heather Caswell, The Wardrobe: Importance of parking garage, needed for vibrancy of businesses; 1/3 of customers come from outside Davis; interested in seeing balance of pedestrians, bicyclists and vehicles.
- Tim Swickert, owner of office buildings at corner of 4th & D: 10 tenants, first question from potential tenants is regarding parking availability; most business comes from outside Davis; parking needs should be fully analyzed.
- Alzada Knickerbocker, The Avid Reader: Davis has special downtown commercial center, walkable, diverse, interesting and busy; support parking structure; structure will bring more revenues to Davis.
- Melanie Glover, DDBA Director: High profile items for DDBA are downtown parking structure and E Street Promenade; in best interests of economic and social growth of Davis; consider growth of downtown events wherein regional visitors arrive by car.
- Christine Hildebrand, Alphabet Moon Toys: Majority of customers arrive by car; need enough parking so that first time visitors aren't frustrated and never return; downtown events max out parking; providing convenience and free parking is critical to businesses.
- Nina Gatewood, Haute Again Consignment & DDBA Board: Collected 183 signatures from business owners and customers who support parking project; request Council move forward.
- Lori Rumsey, Mother and Baby Source: Managed and worked in retail downtown for 30 years; downtown merchants are struggling; lack of parking might cause businesses to close.
- Janice Lott, Newsbeat, DDBA: Thanked council for continuing to work on issue that has sparked a lot of controversy; many in downtown have worked for years on improving the downtown and managing needs; vision needs to be realized; downtown visits should be stress free.
- Michael Bisch, DDBA: DDBA Board unanimously endorsed retail and parking garage project; disconcerting that public debate has focused exclusively on parking without taking overall context into account.
- Alan Miller: Will have unhappy customers if fee for parking at Amtrak lot; no perfect solution.
- Linda Early: Oppose parking garage; 5 stories will block beautiful view; 4th and G parking garage top floors are continuously empty; concerned about crime, dangerous to use garage at night.
- Terrance Lott: Co-owner of downtown retail store; parking garage location is an intuitive location; can be developed to service wide spread area.
- Rosalee Paine, Nestwear & DDBA Board: In order to keep from impacting neighborhoods adversely, need place to park cars if downtown continues to grow.
- Mont Hubbard, Davis Bicycles!: Do not support staff recommendation to evaluate tiered escalating fines; need has not been shown for parking structure; believe that employee parking usage is the main problem..
- Ron Glick: Existing parking lot is pretty nice as is; commercial space al-

ready available downtown, don't need to add more; already have mostly restricted parking in neighborhoods; recommend Council consider giving employees opportunities to park in areas that are currently restricted.

- Steve Tracy, Old North Davis Neighborhood Association: Parking district in old north neighborhood is not restricted, one parking space reserved for each resident of neighborhood, leaving 400 unrestricted parking spaces; parking garage should not move forward until it can be determined if issues can be dealt with other means besides building new structure.

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

1. Implement focused parking and access improvements in the downtown as outlined in the attached Downtown Parking Management Measures, including:
 - a. A wayfinding program to guide drivers to parking spaces and visitors to their destinations
 - b. Evaluation of 2-hour time limits and tiered (escalating) fines for repeat violations
 - c. Completion of upgrades and sign improvements to the First and F parking structure
 - d. Working with Yackzan Group to increase utilization of the Fourth and G parking structure
 - e. Conversion of the Depot parking lot to paid parking
2. Commission a streetscape improvements plan for primary retail streets downtown to enhance the shopping and sidewalk dining experience, better accommodate bicycles, and strengthen connections between peripheral parking areas and destinations. Staff to issue an RFP for an urban design consultant and return to Council with a recommended scope and contract for the streetscape design plan.
3. Return to the City Council by the end of 2012 with:
 - a. An updated comprehensive utilization analysis that evaluates effect of new management measures;
 - b. Conceptual plans for downtown streetscape improvements and preliminary designs for the mixed-use structure in the 3-4-E-F block. Report should include a recommendation on implementation and financing approach(es) for construction and maintenance of the streetscape improvements and the mixed-use structure.

D. Wolk proposed a friendly amendment to modify 1e to read "explore conversion of the Depot parking lot to paid parking." Accepted by mover and second. Motion passed by the following vote:

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

S. Souza moved to direct staff to continue with preliminary design efforts for a mixed-use structure on the City parking lot in the 3-4-E-F block emphasizing high quality design and a context-appropriate scale. No second.

J. Krovoza moved, seconded by S. Souza, to modify the direction to staff in above motion #3 as follows:

1. Modify 3a to increase scope of study: include other management strategies to better utilize existing parking such as comprehensive parking districts, explore what other communities have instituted. Staff to return to Council with scope.
2. Modify 3b to read: Conceptual plans for downtown streetscape improvements. Report should include a recommendation on implementation and financing approach(es) for construction and maintenance of the streetscape improvements.

D. Wolk proposed a friendly amendment to continue to look at the 3-4-E-F mixed use project, to include looking at the possibility of other sites within and adjacent to downtown. Accepted by mover and second. Motion passed by the following vote:

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

S. Greenwald moved, seconded by J. Krovoza, to direct staff to return to Council with a concept and design plan to locate a sign at entry to downtown (Richards Blvd and Olive Drive). Sign should be large scale and potentially include details such as a map of downtown indicating restaurants, hotels, theaters, retail and parking lots and limited electronic display to show empty parking spaces. Motion passed by the following vote:

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

R. Swanson returned to the dais.

By consensus, Councilmembers extended discussion of items until 12:30 a.m.

(CC) 2012 Parks
Tax Renewal

Assistant City Manager Paul Navazio: Staff recommendation is to continue to work on options consistent with timeline of June 2012 election.

By consensus, Council moved as follows:

1. Concur that the City should proceed with placing a measure on the June 2012 ballot to renew/replace the current park tax, in conjunction with the General Municipal Election
2. Direct staff to return to City Council with specific options for renewal/replacement prior to the city's February deadline for June ballot measure

items

(CC) Proposed City Arts GATEway Project (Gardens, Arts, and the Environment) to Serve as a Portal to Mark the Pedestrian Passage between Downtown Davis and the Eastern Entry to the UC Davis Arboretum South of First and D Streets

Community Services Director Elvia Garcia-Ayala: Location is a connection between downtown and campus for pedestrians and bicyclists. Civic Arts Commission recommends artist selection process to include establishment of a selection committee to review proposals/statements of qualifications, finalists selected and interviewed based on established criteria.

Emily Griswold, Assistant Director of Horticulture, Arboretum: Update on City Arts GATEway planning for Arboretum; unique opportunity to have prominent botanical garden next to downtown location; campus funding is restricted, no funding for public art, looking for partnership with City.

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

1. Receive Civic Arts Commission Meeting Minutes of May 9, 2011.
2. Approve Resolution No. 11-161 - Authorizing Funding from the Municipal Arts Fund to Commission and Install a Public Art Piece as Part of the City Arts GATEway Project, Release of a Request for Qualifications for Artist to Design and Install the Art Piece, in the amount of \$40,000, and Formation of an Artist Selection Committee

Motion passed unanimously.

Adjournment

Meeting was adjourned at 12:30 a.m.

Zoe S. Mirabile
City Clerk