

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of June 6, 2023

The City Council of the City of Davis met in regular meeting session beginning at 6:41 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Will Arnold.

Roll Call: Councilmembers Present: Josh Chapman, Donna Neville, Gloria Partida, Bapu Vaitla, Will Arnold

Councilmembers Absent: None

Other Officers Present: City Manager Michael Webb, City Attorney Inder Khalsa, City Clerk Zoe Mirabile

Approval of Agenda J. Chapman moved, seconded by B. Vaitla, to approve the agenda. Motion passed unanimously.

May 2, 2023 Special Municipal Election Results— City Council Member in District 3 J. Chapman moved, seconded by G. Partida, to approve Resolution No. 23-060 - Declaring the Results and Such Other Matters as Provided By Law of the All-Mail Ballot Special Municipal Election Held on May 2, 2023. Motion passed unanimously.

City Council Reorganization Newly Elected Councilmember Donna Neville for District 3 was sworn in by Ted Grosholz.

Public comments:

- Steve Glick: Happy to have a new councilmember representing district
- Lucas Frerichs, Yolo County Supervisor: Grateful for service to community and representing district. Happy to coordinate on efforts with County.
- Alan Hirsch: Congratulations

Ceremonial Presentations Proclamation Recognizing and Celebrating Juneteenth Independence Day, presented by G. Partida

Proclamation Honoring 2022-2023 Emergency Winter Shelter Local Service Providers, presented by J. Chapman

City Manager Announcements City Manager Mike Webb: City received \$5 million grant from SACOG to improve Cowell Blvd., repave and restripe between I-80 and Research Park Drive. Upcoming graduation ceremonies: Da Vinci High June 8,

Davis Senior High June 9, UC Davis June 14-17. Davis Music Fest June 16-18, locations include Sudwerk, Armadillo Music, Pence Gallery, and Odd Fellows.

City Council
Announcements and Li-
aision Reports

None.

Public Com-
ments

- Alan Hirsch: Most cities have a proactive process to share communications on agenda items with the public, should provide hard copies in the back of the room during meetings.
- Truman Rowe and Roman Shankeroma: UCD Social Justice Class conducted research project on housing. Surveyed students and staff regarding housing availability and affordability. Findings: people want to move to Davis but can't afford to do so, many families that rent in Davis are considering moving out of town to purchase a home.
- Cecilia Escamilla-Greenwald: Many high school students vape and smoke in Community Park bathrooms. Request Council work collaboratively with DJUSD and Yolo County to address issue, use resources to educate and deter vaping in parks.
- Steve Blake: Consent calendar item—Permit Ready Accessory Dwelling Units (ADU). Concerned ADUs will not consider neighborhood aesthetics. Connection between building new ADUs and lower rents has not been established. Should monitor program, know how many are built and what rents are charged.
- Brooke Harrington: Need more affordable housing, many are rent burdened. City needs to prioritize development on city owned land, partner with non-profits, and require higher percentage of affordable units on land outside city limits.
- Unnamed individual, speaking on behalf of Derek Blankenship and self: Support G Street pedestrian zone and future expansions of pedestrian zones in the downtown. Regarding services to unhoused—not necessary to develop homeless action plan to understand needs, support emphasis on density for homeless housing.
- Todd Edelman: Informed that Mayor will recuse himself from regular calendar item on I-80 Managed Lanes Project. Support recusal.
- Connor Gorman: Consent calendar item—smoking ordinance. Important to recognize that many people don't have private places to smoke. Need public places where people are allowed to smoke.

Consent Cal-
endar

Water Main Replacements – 2023, CIP No. ET8190
Approve Resolution No. 23-061 - Awarding Construction Contract to Bay Pacific Pipeline, Inc. for the Water Main Replacements - 2023, Authorizing City Manager to Execute Contract, and Finding Project Exempt

From Review Pursuant to CEQA Guidelines Section §15302 Replacement or Reconstruction

Preparation of Construction Documents for the Permit Ready Accessory Dwelling Units (PRADU) Project

Approve Resolution No. 23-062 - Authorizing the City Manager to Execute Professional Services Contract With Workbench, Inc. for Preparation of Construction Documents for PRADU

Replacement Servers and Storage Area Network (SAN) at the Waste Water Treatment Plant (WWTP)

Approve Resolution No. 23-063 - Authorizing City Manager to Purchase Two Servers From Dell and a Replacement Storage Area Network From HP/Immer1

Potable Water Meter Purchase for North Davis Meadows

Approve Resolution No. 23-064 - Authorizing City Manager to Purchase Potable Water Meters for North Davis Meadows

Memorandum of Understanding with Yolo County Relating to Parcel Ownership Along North Fork Putah Creek

Approve Resolution No. 23-065 - Authorizing City Manager to Execute Memorandum of Understanding With Yolo County for Transfer of Ownership of Parcels Along North Fork Putah Creek

Transportation Development Act (TDA) Claims:

1. TDA Amended Claim for Fiscal Year 2020-21

Approve Resolution No. 23-066 - Authorizing the Finance Director to Execute and Submit the 2020-21 TDA Amended Claim to the Sacramento Area Council of Governments (SACOG) for Local Transportation Funds (LTF) And State Transit Assistance (STA) Funds

2. TDA Claim for Fiscal Year 2021-22

Approve Resolution No. 23-067 - Authorizing the Finance Director to Execute and Submit the 2021-22 TDA Claim to SACOG for LTF and STA Funds

Proposed Projects for Fiscal Year 2023-24 Funded by SB1: The Road Repair and Accountability Act of 2017

Approve Resolution No. 23-068 - Adopting a List of Projects for FY 2023-24 Funded By SB1

Second Reading: Ordinance Adding Article 26.10 to the Davis Municipal Code Prohibiting the Unlawful Possession of Catalytic Converters

Adopt Ordinance No. 2641 (Introduced 05/16/2023)

Second Reading: Ordinance Amending Section 34.02.010 of the Davis Municipal Code Regarding the Prohibition of Smoking in Public Places Adopt Ordinance No. 2642 (Introduced 05/16/2023)

Second Reading: Ordinance Amending Section 6.02.060 of the Davis Municipal Code Regarding the Riding of Bicycles or Skateboards on Sidewalks Adopt Ordinance No. 2643 (Introduced 05/16/2023)

Formation of Council Subcommittee on Recent Tragedies
Form a subcommittee of Councilmembers Bapu Vaitla and Gloria Partida to work with staff to liaise with families of the victims, to review grief response protocols and procedures, identify potential gaps in grief and mental health resources, gather applicable information from other jurisdictions and return to the full City Council with recommendations.

Commission Action Item: April 2023 Civic Arts Commission Meeting; Action Item Regarding Poet Laureate Term

1. Receive the April 10, 2023 commission meeting minutes as informational.
2. Approve commission recommendation to extend the current Poet Laureate term by one year, and to extend all future Poet Laureate terms to 3 years
3. Approve Resolution No. 23-069 - Extending the Term for the Position of Poet Laureate

Commission Minutes (informational only):

1. Tree Commission Meetings of December 15, 2022, February 8 and 16, and March 16, 2023
2. Utilities Commission Meetings of November 16, 2022, February 15 and March 15, 2023

Informational

G. Partida moved, seconded by J. Chapman, to approve the consent calendar. Motion passed unanimously.

Yolo 80 Managed Lanes Project Update; Consider Letters of Intent Supporting a Partnership with Caltrans on the Project

Mayor Arnold announced he is recusing himself from this item because he is employed by Caltrans, and left the room.

Public Works Engineering & Transportation Assistant Director Ryan Chapman: Summarized proposed letters of intent supporting partnership with Caltrans, lead agency on the Environmental Impact Report (EIR) for the managed lanes project.

Brian Abbanat, Acting Director of Planning for Yolo Transportation District (YTD): Received a federal grant that will help fund project, partnering with Caltrans. Project will add one new traffic lane, each way, on a segment of I-80 between Solano County line and Sacramento County line. Provided an overview of concept of express lane, toll charges, and potential uses of generated funds. Outlined potential uses of mitigation funds from EIR process for local projects including increased transit service, transportation demand management, affordable housing trust funds, and infrastructure for transit oriented housing. Proposed letters of intent will continue conversation on proposed mitigation measures in Davis that could receive funding.

Public comments:

- Alan Hirsch; Gayna Lamb-Bang; Ellen Kalorick; Steven Wheeler; Todd Edelman; Robin Datel; Barbara Clutter; Alan Miller; Roberta Millstein; Alex Kenafix; John Johnston; NJ Mvundo, Yolo County Climate Action Commission; Chris Granger; Connor Gorman; Bill Inkalis; Robert Callin; Mara; Elizabeth Ocrete; Scott Steward; Megan Murphy; Steve Rushan; Colin Walsh; and Vera Sandronsky: expressed concerns over the proposed project. Project will increase Vehicle Miles Traveled (VMT) and induce demand. Public transit, rail, and multimodal options should be improved instead of adding an express lane on I-80. The city's Climate Action and Adaptation Plan specified reduction measures to curb the city's greenhouse gas emissions, supporting this project will move the city away from its climate action goals. Project will have adverse impacts on the bat population that live under the overpass. City should oppose the widening of I-80. Project and mitigation measures are too general and need more clarity.

Autumn Bernstein, Executive Director of the Yolo Transportation District (YTD): Federal funding is for widening the freeway, there is no flexibility to allocate the funding to rail improvements. Project will not modify underneath the causeway structure and should not impact bats. Funds dictate that construction needs to start by end of 2024. Need to proceed with one of the alternatives identified in Environmental Impact Report (EIR), or will not be able to utilize funding.

City Attorney Inder Khalsa: Can revise letter of intent to specify the city's preferred alternative.

City Manager Mike Webb: If Council is not ready to commit to alternatives, letter can indicate that city is interested and will be engaging in assessment of EIR, and signal that city may be interested in specific alternatives.

G. Partida moves, seconded by D. Neville, as follows:

1. Approve Resolution No. 23-070 - Authorizing the City Manager to Sign Three Letters of Intent Supporting a Partnership with Caltrans and the Yolo 80 Managed Lanes Project for the following:
 - Fund the expansion of transit service in the City of Davis
 - Provide funding support for the multimodal elements of the Nishi Project
 - Provide funding support for infrastructure improvements identified in the Downtown Davis Plan
2. Letters of Intent shall be amended to include language that City Council will be actively engaging in the assessment of the draft Environmental Impact Report analysis including the project build alternatives, and signal the city's preference and/or support for an alternative(s) rather than the main project.

B. Vaitla Friendly Amendment: Language should indicate that city is interested in working with Caltrans on mitigation measures if Build Alternative Six is chosen (transit only lane). Not accepted by mover.

Motion passed by the following vote:

AYES: Chapman, Neville, Partida

NOES: Vaitla

ABSENT: Arnold (recuse)

City Council recessed at 9:41 p.m. and reconvened at 9:53 p.m.

2022-23
Emergency
Winter Shelter
Debrief

Social Services and Housing Director Dana Bailey: Overview of Emergency Winter Shelter program, operated from November 28, 2022 through March 31, 2023. Developed action plan in conjunction with community partners. Summarized referral process, COVID response, extreme weather response, crisis response. Congregate site at Davis Community Meals and Housing: unduplicated individuals served 35, average length of stay 14 days, average age over 45. Non-congregate site at Motel 6: unduplicated individuals served 33, average length of stay 14 days, average age over 45.

Public comments:

- Brent Hawkins, Heart of Davis: Need to begin work on permanent year-round emergency shelter. Identify and evaluate sites, and seek funding.
- Ellen Kalorick, Barbara Cutter, Vera Sandronski, Gayna Lamb-bang, Hellen Roland, Susan Padgett, Nancy Crocker, Mary Phillip, and Tom Franco, Interfaith Housing Justice Davis; Gayna Lamb-Bang; Kary Shender Heart Board, Yolo Interfaith Immigration Network; Maryanne Kursch, Dove Board; Brent Ferguson, West Davis Neighborhood Association; John Castle Franko, Davis United Methodist

Church Taskforce on Homelessness; Shelby; Andy Waterhouse, Heart Board; Roshanna Zatz; Connor Gorman; Martha Teeter; and Alex Agamore, Interfaith Housing Justice Davis: Support permanent year-round shelter. Request formation of committee to determine what wrap around services are needed, evaluate potential sites, and determine funding possibilities. Should simultaneously work on strategic plan and planning for year-round shelter. Admittance criteria should have a low barrier to entry and consider at risk individuals.

- Edward Johnson, Grace in Action: Need sites for individuals with substance abuse that offer wrap around services.
- Thomas Schrader: Thank city staff for coordinating services with Communicare, participants were able to get needed medical treatment. Support more focus on services for substance abuse issues.
- Norbie Kumagai: Congratulate city on success and development of winter program.
- Arra: 63% of transgender individuals experience homelessness. Personally experienced homelessness last year, received shelter on UCD campus. Living in a car is not easy.

D. Bailey: Feedback from service providers and people experiencing homelessness is that priority is not permanent emergency shelter, but instead transitional housing with services. Need more services for substance abuse and mental health services. Treatment services are purview of County, currently exploring funding sources and possibilities for additional services. Strategic plan process will include stakeholder participation as well as look at potential regional partnerships. Ad hoc group can focus on emergency shelter, get neighborhood feedback, and organize community groups.

B. Vaitla moved, seconded by G. Partida as follows:

1. Direct staff to undertake an update of the 2019-2022 Davis Homeless Strategic Plan, including authorizing the City Manager to enter into contracts as appropriate for consultant services and expenditures.
2. Direct staff to work with Heart of Davis and other community groups on exploring options for permanent year-round shelter

Motion passed unanimously.

Report Back
on Long
Range Growth
Subcommittee
Status Report

City Manager Mike Webb: Council Subcommittee has engaged in focused effort to develop evaluation tool for peripheral growth projects. Proposed scoring rubric is based on U.S. Green Building Council LEED ND program (Leadership in Energy & Environmental Design – Neighborhood Development).

Council Subcommittee :

W. Arnold: Rubric is attempt to develop objective tool for comparing peripheral development projects.

B. Vaitla: LEED standards are intended to be achievable, added Davis-specific criteria.

Public comments:

- Alan Pryor, Connor Gorman, and Martha Teeter: Need community engagement.
- Antonio, Angelo Desantis, and Rusty Seymore: Need more affordable housing and housing in general.
- Norbie Kumagai and Eva Spiggle: Support Village Farms project. Rubric is reasonable, all claims in rubric must be supported by pre-application or application in writing.
- Diego Serrano, Brooke, Shelby, Chris, and Erra, representing UC Davis LDA 142 Applying Sustainable Strategies Course: Submitted proposed development standards—permanent affordable housing, density, mobility, climate change, green space and conservation, and community and public health.
- Judy Corbett: representing group including Alan Hirsch, Roberta Millstein, Alan Pryor, Bob Schneider, James Zanetto, and Steve Wheeler. Need to think about climate change impacts. Should focus on infill developments. Require minimum 20% affordable units. Have thoughts on infill criteria and affordable housing. Interested in working with Council.
- Keith Bloom, Mutual Housing and John Decker, Alta California Regional Center: Working with Shriners project. 20% of units will be permanently affordable, including for developmentally and intellectually disabled individuals. Rubric—important for affordable housing developers to have flexibility as to percentage of units for low/very low/extremely low. State programs change all the time, important to have flexibility.
- Richard McCann: Should begin community conversation on development criteria and standards.
- Chris Granger: Rubric is distracting from and postponing General Plan process.
- John Johnston: Should go back to guiding principles developed by subcommittee. Focus on what distinguishes projects. Need broader discussion before using rubric as evaluation tool.
- Rochelle Swanson, Lydia Della-Schlosser, and Brian Foster, Cunningham Engineering, representing Village Farms Davis: Village Farms is ready to move forward with EIR process. Concerns with rubric—some items are counter to Davis values and high priority on open space and trees. Village Farms project meets definition of infill and should get additional points for being located within the Davis Sphere of Influence. Positioned adjacent to city limits, immediate connections to sewer and water infrastructure. Improvements and

benefits to address storm water capacity and resiliency. How does rubric capture overall benefits from project? Some items in rubric should be addressed during EIR process.

- Michael Foust, representing Pioneer Community Project: Request Council not impose rubric standards on projects in the pre-application phase. Not seeking authorization to be on 2024 ballot or proceed with EIR at this time. Pre-applications should be granted opportunity to meet with staff to refine proposal in order to be able to meet standards in full application. Rubric does not include points for exceptional components of projects, neglects to consider project's potential.
- George Phillips, representing Shriners Project. Rubric can be simplified. Believe Council can develop reasonable and objective criteria. Don't believe only one peripheral project should move forward. Shriners project has designed something outstanding and will improve through process. Requesting Council initiate process with reasonable timeline of 2026 ballot.
- Matt Keasling, representing Palomino Place Project: Important criteria in rubric. Needs more work and additional public comment. CEQA process is a valuable evaluation tool and project alternatives could study higher density housing options. Council should not feel as if they have to choose among peripheral projects, but instead focus on number of housing that can be provided.
- Alan Miller: In attendance
- Mara; Bree Roberts, and Rachel Rearn, Shriners project focus group; Cory Taylor, Chamber of Commerce; Mari Highstine; Kristen Olsen-Ballou; and Christina Rest: Support Shriners project moving forward with Environmental Impact Report (EIR) process. Design reflects focus group values and city needs. Project provides housing for the missing middle, lower incomes and incorporates housing for disabled.
- Robert Kallicken: Oppose peripheral projects. Should focus on infill projects. Consider pushing back on state Regional Housing Needs Allocation (RHNA) requirements.
- Eileen Samitz: Concerned with LEED parameters checklist. Need to consider environmental factors. Significant issues with Village Farms project.
- David Thompson: Permanently affordable housing is critical, both middle income and low income targets. Consider requiring limited equity coop in definition.
- Colin Walsh: Rubric should be reviewed by commissions. Need to move forward with community driven General Plan process.

W. Arnold made a Point of Order: Suggest continue current item to future Council meeting, then proceed to budget.

G. Partida moved, seconded by J. Chapman, as follows:

- Direct staff to begin Environmental Impact Report process for Village Farms and Shriners projects.
- Direct staff to return to Council with plan for commission input on rubric.

M. Webb clarification: Staff will begin process to initiate EIR preparation up to point of issuing Notice of Preparation to take final action on project descriptions. Staff will return to Council with project descriptions.

Motion failed by the following vote:

AYES: Partida

NOES: Chapman, Neville, Vaitla, Arnold

W. Arnold moved, seconded by D. Neville, to continue this item to a future Council meeting. Motion passed unanimously.

D. Neville moved, seconded by G. Partida, to take up next item. Motion passed unanimously.

City Council recessed at 1:46 a.m. and reconvened at 1:52 a.m.

Fiscal Year
2023/24 and
2024/25 Pro-
posed Budget

Finance Director Elena Adair: Overview of Finance and Budget Commission feedback—recommended evaluation of public safety overtime expenditure vs hiring additional staff and review professional and contract services expenditures vs hiring staff to perform. Summarized changes since budget presented on May 16, including information on budget impact of three additional staff positions.

Public comment:

- Connor Gorman: Budget should fully fund new department of Social Services and Housing. Medical dispatch should be included. Remove funding from police budget.

B. Vaitla moved, seconded by D. Neville, to direct staff to include three positions in budget—Urban Forestry Supervisor, Equipment Mechanic, and Clinician (professional services). Motion passed unanimously.

AB 1234 Re-
porting

None

Long Range
Calendar

W. Arnold: Add Council meeting on June 27, spread out items between June 20 and 27. Continue peripheral growth to June 20. Budget on June 27. Council consensus.

Public comments:

- Connor Gorman: Should support Police Accountability Commission recommendation to support SB50. Council should advocate at legislative level. Reduce harm from police traffic stops.

Adjournment Meeting was adjourned at 2:28 a.m.

Zoe Mirabile
City Clerk