

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of July 9, 2024

The City Council of the City of Davis met in regular meeting session beginning at 6:36 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California and via teleconference at 2414 Westerness Road, Davis, CA. The meeting was called to order by Mayor Josh Chapman.

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

Councilmembers Absent: None

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

Approval of Agenda W. Arnold moved, seconded by G. Partida, to approve the agenda. Motion passed unanimously.

Ceremonial Presentation Proclamation Recognizing July as Disability Pride Month, presented by W. Arnold.

City Council recessed at 6:41 p.m. and reconvened at 6:42 p.m.

City Manager Announcements M. Webb: Summarized cool center locations and services related to extreme heat. City/Unitrans received \$1.6 million grant from Federal Department of Transportation for infrastructure and bus chargers for up to 16 electric buses. City received \$1 million grant from federal appropriations committee for Amtrak station/Olive Drive connection.

City Council Announcements and Liaison Reports D. Neville: City Council Legislative Subcommittee Update on consent calendar. Summarized work subcommittee (Councilmembers Arnold & Neville) undertook.

Public Comments

- Lois Wolk, Natalie Corona Committee: Construction contract for splash pad on consent calendar. Thank council and community for supporting effort. Invite community to groundbreaking in September.
- Dorte Jensen: During previous council meeting, camera angles were repeatedly changed during public comment period proved, distracting. New camera angle does not show audience at all.
- Dorothy Brilee: Concerned about technology hacking and human trafficking.
- Mel King, Representative from Sister City Sangju, Korea: Will be staying in Davis for one year. 20th anniversary of establishment of sister city relationship. Invite council to visit Sangju in October.

- Greg Crawford: Was previously interrupted at Council meeting when making a public comment. Audience member was displaying signs and running back and forth causing disruptions. Encourage council to strictly enforce rules of conduct.
- TJ: Site between restaurant and hotel is in disrepair, possibly drug dealing. Need to address issues.
- Alan Miller: Sang a song to Hawaii
- Ryan Garlick: Need to support young people in community. Most leave Davis because of lack of job and housing opportunities.
- Ford Sparks: Live in apartment complex where landlord is evicting several people. Tried to comply with landlord, but not able to find new housing and lost vouchers.
- Connor Gorman: Support disability pride proclamation, hope city increases accessibility to meet needs of individuals. Support G Street activation. Bike and scooter share programs should be available to all ages and body types. Support legislative subcommittee efforts, but should also advocate for universal health care.

Consent Calendar

City Attorney Inder Khalsa: Announced changes to City Manager salary prior to Council action on consent calendar.

Central Park Revitalization Project (Natalie's Corner), CIP No. ET0004
Approve Resolution No. 24-108 - Awarding Construction Contract to Abide Builders Inc. for the Central Park Revitalization Project, Authorizing the City Manager to Execute Contract, and Finding the Project Exempt from Review Pursuant to CEQA Regulation Guidelines Section §15302 Replacement or Reconstruction

Veterans Memorial Theater Siding Project, CIP ET0016
Approve Resolution No. 24-109 - Awarding Construction Contract to J-Walt Construction for the Veterans Memorial Theater Siding Replacement Project, Authorizing the City Manager to Execute Contract, and Finding the Project Exempt from Review Pursuant to CEQA Regulation Section 15301 Existing Facilities

Purchase Cationic Emulsion Polymer for Use at the Wastewater Treatment Plant
Approve Resolution No. 24-110 - Authorizing the City Manager to Purchase Chemicals for the Wastewater Treatment Plant

Stormwater Utility Fund Update and Rate Adjustment

1. Receive an informational report on the financial status of the City's Stormwater Utility for Fiscal Year 2023 and a portion of FY 2024.
2. Approve Resolution No. 24-111 - Enacting Modification to City of Davis Customer Rates for Stormwater Service Fees Effective July 1, 2022 to Implement Rate Adjustment on August 1, 2024.

On-Call Geotechnical Engineering and Materials Testing Services Agreements

Approve Resolution No. 24-112 - Authorizing the City Manager to Execute Professional Services Agreements for On-Call Geotechnical Engineering and Materials Testing Services, with the following firms: Construction Testing Services, Blackburn Consulting, Geocon, Terracon Consultants Inc., and UES

City Manager Employment Agreement

Approve Resolution No. 24-113 - Approving the Continued Appointment of and Employment Agreement with City Manager and Authorizing Mayor to Execute Same

Second Reading: Ordinance Extending the Provisions of Ordinance No. 2630 By Repealing Its August 1, 2024 Expiration, Making Permanent the Provisions of Article 6.05 of the Davis Municipal Code Pertaining to Bike and Scooter Share Programs in the City, and CEQA Exemption Determination

Adopt Ordinance No. 2661 (Introduced 06/18/2024)

Second Reading: Ordinance Revising Purchasing Requirements and Amending Article 15.11 of the Davis Municipal Code, and Making a Determination of Exemption Under CEQA Pursuant to Sections 15061(b)(3), 15378(a) and 15378(b)(4)

Adopt Ordinance No. 2662 (Introduced 06/18/2024)

City Council Legislative Subcommittee Update

1. Receive update from Legislative Subcommittee.
2. Authorize Subcommittee to send a letter of support for AB 817.

Commission/Committee Minutes:

1. Historical Resources Management Commission Meeting of April 15, 2024
2. Human Relations Commission Meeting of March 21, 2024
3. Subdivision Committee Meeting of January 29, 2024

Informational

W. Arnold moved, seconded by D. Neville, to approve the consent calendar as listed above. Motion passed unanimously.

G Street Activation – Updates to Business Plan, Authorize City

Item removed by G. Partida.

Public Works Engineering & Transportation Assistant Director Ryan Chapman: Project timeline will allow for completion by early November.

Manager to Execute Contract During City Council Recess, CIP No. ET0029

If individual businesses are interested in leasing out spaces in the future, will be able to accommodate.

City Manager Mike Webb: Communications with businesses will continue throughout project construction and after. City is committed to continuing engagement.

Public comment:

- Brett Lee, Davis Downtown Business Association (DDBA): DDBA has not taken an official position on this issue. Believe communication with businesses can be improved, but city did a good job reaching out to businesses. Support project. Believe all issues will be resolved.

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

1. Receive update on the G Street Activation project, including adjustments to the business plan from a leasing spaces to adjacent businesses model to a shared public open space model, which can be used for community events.
2. Approve Resolution No. 24-114 - Authorizing the City Manager to Sign the Construction Contract for G Street Activation Project During City Council Recess which Does Not Exceed \$1,300,000, Approve a Sole Source Purchase for Various Furnishings, Purchase Project Materials in Advance of the Construction Contract Being Awarded, and Issue a Budget Adjustment Not to Exceed \$400,000 from Park Impact Fees to the G Street Activation Project.

Motion passed unanimously.

Shriners Property Notice of Preparation and Initiation of Draft Environmental Impact Report Preparation

Principal Planner Dara Dungworth: Overview of site and proposed project. First step in environmental analysis of project is the Notice of Preparation (NOP) that an Environmental Impact Report (EIR) will be prepared, then a scoping meeting to receive public comments, and finally a draft EIR will be prepared and released.

Public comments:

- George Phillips, representing Shriners Project: Hope Council will choose to move forward with NOP.
- John Decker, Alta California Regional Center: Shriners property is interested in developing affordable housing for disabled individuals in collaboration with Mutual Housing.
- Parker Evans, Mutual Housing California: Organization develops and operates affordable housing in Sacramento. Will be affordable developer for Shriners project.
- Charlie, Tamara Range, Deborah Ring, Christina Mudd, Nora, Jessica, and Mary: Support moving Shriners project forward.
- Victor Lagunes: Pleased that Shriners includes 20% affordable housing and significant space for open space and parks. Would like

greater density, and more housing at different affordability levels. Need to include plans for solar shade structures and bike network connectivity.

- Connor Gorman: EIR should include detailed analysis on alternatives and negative impacts. Support council subcommittee to negotiate for best project possible and most community benefits possible. Hope Social Services and Planning Commissions will be part of project review.

B. Vaitla moved, seconded by D. Neville, as follows:

1. Authorize staff to issue the Notice of Preparation (NOP) for the Shriners Property project proposal for public review and comment.
2. Amend draft list of preliminary concepts for projects alternatives for the EIR as follows:
 - Total of 5 alternatives
 - At least 2 alternatives with densities that result in Vehicle Miles Traveled 15% below per capita
 - At least 1 alternative with density on total project footprint
 - Final list of preliminary concepts for project alternatives will return to council for approval

Motion passed unanimously.

G. Partida moved, seconded by D. Neville, to appoint G. Partida and B. Vaitla as a Council Subcommittee to work with City staff and serve as representatives for the City in development of the draft Development Agreement/Baseline Project Features negotiations with the project applicant, and in Tax Share negotiations with the County. Motion passed unanimously.

City Council recessed at 8:38 p.m. and reconvened at 8:46 p.m.

Three-Year
Davis Home-
less Strategic
Plan (2024-
2027)

Social Services & Housing Director Dana Bailey: Overview of plan development, including priority areas and goals.

Public comments:

- Gayna Lamb-bang, Steve Streeter, Barbara Klutter, Interfaith Housing Justice Davis; Shoshanna Zatz, Heart of Davis; Kary Shender; Victor Lagunes; Susan Cargill, Davis Methodist Church Committee; and Martha Teeter: Council should establish a permanent homeless shelter. Plan is short on specifics and details for measurable objectives. Sanctioned van and car camping can happen now. Appreciate plan addresses wrap around services and long term options for help. Need to find funding to accomplish goals.
- Alan Miller: Issue of visible homelessness is a problem, human feces, setting fires, garbage left everywhere, environmental degradation. Should remove encampments in public spaces.

- Mason Harry: Need specifics for plan. Should put pressure on committee to get tangible answers in the next six months.
- Dorothy: Plan should include impacts from contributors to homelessness.
- Connor Gorman: Housing is main way to address homelessness. Need abundant, accessible, and affordable housing to meet needs of community. Need to address issues of mental health.

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

1. Approve Resolution No. 24-115 - Adopt the Three-Year Davis Homeless Strategic Plan.
2. Direct staff to prioritize and implement actions to address issues related to housing insecurity and homelessness through the Three-Year Davis Homeless Strategic Plan and develop a plan for regular communication about progress on the plan to the City Council and community stakeholders.
3. Direct the Council Subcommittee on Homelessness to work with staff on the implementation efforts. The Subcommittee membership to be modified as follows: G. Partida appointed as a replacement for W. Arnold.

Motion passed unanimously.

AB 1234 Reporting

None

Long Range Calendar

City Manager Mike Webb: Next meeting is July 30.

Public comment:

- Alan Miller: Thank council for adjusting camera angle for council video and dealing with issues during public comment.

Adjournment

Meeting was adjourned at 9:59 p.m.

Zoe Mirabile
City Clerk