

MINUTES OF THE DAVIS CITY COUNCIL  
Meeting of May 13, 2025

The City Council of the City of Davis met in regular meeting session beginning at 6:31 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Bapu Vaitla.

Roll Call: Councilmembers Present: Josh Chapman, Linda Deos, Donna Neville, Gloria Partida, Bapu Vaitla

Councilmembers Absent: None

Other Officers Present: Interim City Manager Kelly Stachowicz, City Attorney Inder Khalsa, City Clerk Zoe Mirabile

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

Ceremonial Presentations

- A. Proclamation Recognizing May 18-24 as National Public Works Week, presented by J. Chapman
- B. Proclamation Recognizing May 18-25 as Hepatitis B Awareness Week, presented by L. Deos
- C. Proclamation Recognizing May as Affordable Housing Month, presented by G. Partida
- D. Proclamation Recognizing May as Asian American, Native Hawaiian and Pacific Islander Heritage Month, presented by B. Vaitla
- E. Proclamation Recognizing May as Bike Month, presented by J. Chapman
- F. Proclamation Recognizing May as Jewish American Heritage Month, presented by B. Vaitla
- G. Proclamation Recognizing May as National Mental Health Awareness Month, presented by D. Neville

City Council recessed at 7:02 and reconvened at 7:13 p.m.

Public Comments

- Dianne Parro, Doug Buzbee, and Carrie Ziegler, Davis Community Meals and Housing: Thank Council for additional support for extending winter shelter through June and Peer to Peer training program.
- Ning Wan: Personal experience with mental health event.
- Natalie Nelson, Pence Gallery: Davis Arts Alliance Public Comment for the Arts Campaign. Thanked City for sponsoring events.
- Jim Watson: Regular item Measure J/R/D—need to define affordable housing so essential workers can afford to live in Davis. Oppose projects that bring increased traffic impacts and infrastructure costs.
- Amir Kol: Concern and disappointment with direction of Human Relations Commission. Recent meeting had heavy scrutiny and obstruction related to community event. Should reconsider structure and mission.

- Ron Glick: Consent calendar item Village Farms EIR Amendment—project has been further delayed. Regular item Measure J/R/D—oppose amendment, undermines community involvement.
- Alan Miller: Recent protest activity at UC Davis coffee house regarding Gaza; oppose masking on campus, should be prohibited.
- Ken Wagstaff: Regular item Measure J/R/D—Citizens want to keep the right to vote on peripheral projects.
- Lois Wolk: Consent calendar item Natalie’s Splash Pad Repair and Replacement Fund—support creation. Natalie Corona Committee has raised over \$500,000 for project and \$100,000 for repair/replacement. Thank council for support of project.
- Connor Gorman: Need to incorporate accessibility and public safety broadly into discussions and city decision-making. Consider accessibility when allocating funding for road and pavement projects and CDBG/HOME projects.
- Kim Coontz: Concern about declining enrollment in schools and need for affordable housing. Support development of limited equity housing cooperatives. Provide enduring affordable housing.

City Manager Announcements Interim City Manager Kelly Stachowicz: May 16—Celebrate Davis event at Community Park, will feature a drone show. May 18—Davis Downtown Business Association sponsoring Day in Downtown, 40 vendors at E Street Plaza.

City Council Announcements and Liaison Reports None

Consent Calendar Donation of Habitat Conservation Easement on the City’s Los Rios Properties to the Yolo Habitat Conservancy (YHC)  
Approve Resolution No. 25-062 - Authorizing the City Manager to (1) Direct Staff to Work With the YHC to Prepare a Habitat Conservation Easement and Site-Specific Management Plan for Three of the City’s Properties Along the South Fork of Putah Creek, Also Known as The City’s Los Rios Properties, (2) Direct Staff to Donate the Habitat Conservation Easement to the YHC and Ensure That it Allows for Efforts to Enhance and Restore the Riparian Habitat, Compatible Public Access, and Wildlife-Friendly Agriculture, and (3) Execute, in Consultation With the City Attorney, Any and All Related Documents, as Necessary, to Complete the Habitat Conservation Easement and Enroll the Los Rios Properties in the Reserve System for the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP)

Amendment No. 2 to Professional Services Agreement for the Village Farms Davis Environmental Impact Report (EIR)

Approve Resolution No. 25-063 - Authorizing the City Manager to Execute a Professional Services Contract Amendment with Raney Planning and Management for the Village Farms Davis Project EIR

2025 On-Call General Engineering Services Agreements

Approve Resolution No. 25-064 - Authorizing the City Manager to Execute Professional Services Agreements for On-Call General Engineering Services with the following firms: Psomas; Brown and Caldwell; Coastland/ DCCM; Kennedy Jenks; NCE; Willdan; W-Trans; HDR ;Coar; WSP; HydroScience Engineers; Rolls, Anderson, and Roll; Ghirardelli Associates; Kimley Horn; West Yost; BKF Engineers

Natalie's Corner Splash Pad and Natalie Corona Committee Update

Approve Resolution No. 25-065 - Establishing a Dedicated Repair and Replacement Fund for the Natalie Corona Memorial Splash Pad

Fire Department Report of State Mandated Building Inspections

Approve Resolution No. 25-066 - Acknowledging Receipt of a Report Made by the Fire Chief of the Davis Fire Department Regarding the Inspection of Certain Occupancies Required to Perform Annual Inspections in Such Occupancies Pursuant to Sections 13146.2 and 13146.3 of the California Health and Safety Code

Memoranda of Understanding (MOUs) Between the City of Davis and the Program Administrative and Support Employees Association, Individual General Management Employees, Davis Firefighters Local 3494 General and Management Units, the Davis Police Officers Association and the Individual Police Managers

Approve Resolution Nos. 25-067 through 25-072 - Adopting New MOUs for the following:

1. Program Administrative and Support Employees Association (PA-SEA)
2. Individual General Management employees (Management)
3. Davis Firefighters Local 3494 - General Unit
4. Davis Firefighters Local 3494 - Management Unit
5. Davis Police Officers Association (DPOA)
6. Individual Police Managers

2025 Golden Heart Awards Recipient Recommendations

Ratify recommendations from the selection committee for the following recipients of the 2025 Golden Heart Awards:

Community Service:	Jonah Spang
Personal Challenge:	Camila Pastor

Commission Minutes:

1. Open Space and Habitat Commission Meeting of April 7, 2025
2. Police Accountability Commission Meetings of March 3 and April 7

Informational

D. Neville moved, seconded by J. Chapman, to approve the consent calendar. Motion passed unanimously.

Removed from Consent Calendar:

Item removed by L. Deos.

L. Deos: Request details about SB1 funding distribution.

Recommended Projects for Fiscal Year 2025-26  
Funded by SB1: The Road Repair and Accountability Act of 2017

Public Works Engineering & Transportation Director Dianna Jensen: Overview of Gas Tax funding and priorities for pavement management locations based on pavement condition index, coordination with other development projects, safety considerations, maintenance history, high use and level of service, group projects for efficiency. Set aside 10% of funding for streets in failed conditions. Also prioritize bike paths for safe routes to schools and essential services, safety considerations, etc.

D. Neville moved, seconded by L. Deos, to approve Resolution No. 25-073 - Adopting a List of Projects for Fiscal Year 2025-26 Funded by SB 1. Motion passed unanimously.

Public Hearing: 2025 Weed Abatement Proceedings – Removal of Weeds and Grasses to Eliminate Potential Fire Hazards

Fire Marshal Patrick Sandholdt: City is required to conduct a public hearing for property owners who wish to protest the abatement of weeds on their property.

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

Valley Clean Energy Presentation: Municipal Electric Utility

Valley Clean Energy (VCE) Chief Executive Officer Mitch Sears: VCE conducted research and analyzed considerations and approaches to greenfield municipalization on behalf of VCE members, one of which is the City of Davis.

Don Dame, Energy Consultant: Greenfield municipalization occurs when a government entity builds a publicly owned and operated utility where there is no power service currently being performed. Must conduct a feasibility study and identify local objectives, update ordinances to provide for municipal ownership and operation, need comprehensive business model. There are 50 publicly owned utilities in California. Summarized potential benefits and burdens. Overview of three greenfield examples: Hercules, Gonzales, San Jose.

Public comment:

- Connor Gorman: Support municipalizing utilities.

B. Vaitla moved, seconded by L. Deos, to direct staff to review current franchise agreement and ordinance(s) and explore potential ordinance updates to explicitly allow greenfield municipalization, and draft initial cost estimates for first steps. Motion passed unanimously.

City Council recessed at 8:30 p.m. and reconvened at 8:37 p.m.

Safety Improvements Pilot Project on Fifth Street at I Street, J Street, and K Street

Public Works Engineering & Transportation Assistant Director Ryan Chapman: Staff has been conferring with Old East Davis Neighborhood Association since 2022; previous safety improvements include additional signage for pedestrians and bikes, tree trimming and removal of vegetation. Summarized collision history at intersections and alternatives considered to address safety concerns. Current proposal is to restrict turning movements as a low impact demonstration project. Long term project will include additional traffic calming measures, determine whether to retain turning restrictions or install additional traffic light(s).

Public comments:

- Cindy Stover: Thank staff for outreach efforts. Support pilot project.
- Unnamed individual: Live in vicinity. Substantial increase in accidents. Active bike path, people attempt to cross two lanes of speeding traffic.
- Daniel Castaneda: Live a few houses from 5<sup>th</sup> & J Streets intersection. Avoid driving in intersection during peak times and unsafe to bike. Support pilot project and monitoring to develop a longer term solution.
- Alan Miller: Accidents have increased recently, more severe injuries and property damage. Support project. Suggest camera monitor intersection for compliance.
- Mark Grote, Old East Davis Neighborhood Association: Support proposal, collaboration between Traffic Engineer and Neighborhood Association. Staff has worked very well with neighborhood, collaborative and communicative. Intersections are unsafe. Improving safety is a quality of life issue for neighborhood.

J. Chapman moved, seconded by L. Deos, to approve Resolution No. 25-074 - Establishing a Pilot Project for Safety Improvements on Fifth Street at the Intersections of I Street, J Street and K Street. Motion passed unanimously.

Measure  
J/R/D Amend-  
ment and Ma-  
jor Projects  
Election Tim-  
ing

Community Development Director Sherri Metzker: California Department of Housing and Community Development (HCD) requirement to amend Measure J/R/D relative to provision of affordable housing. Existing Measure J/R/D exemptions include:

- Public school site, public park site, city facility such as a treatment plant
- Property north of Sutter Hospital for medical services
- If land change is necessary to meet city's legal fair share of housing requirement, there is no other land designated that can accommodate, and project is not more than five acres

Potential waiver concepts developed by Council Subcommittee include:

- Provide minimum of 50% as affordable with a designated split such as 20% moderate/10% low/10% very low/10% extremely low
- Land dedication at particular density and unit yield for affordable housing
- Infrastructure provided by primary developer to the affordable housing developer's parcel(s)
- Substantial environmental mitigation package
- Community benefits such as city facilities beyond those that are routinely required
- Create a city urban limit line

Proposed amendment will require a ballot measure; summarized election timing options.

Public comment:

- Susan Ranier: Affordable housing provision already included in development projects.
- David McLaughlin: Amendment not needed if affordable housing exemption already exists.
- Alan Miller: Should create new law instead amending Measure J.
- Tom Callanan: Use caution and choose election date that costs least amount to city. Consider traffic impacts of future growth.
- Elizabeth Renig, Rena Nier, Cupa Hubbart, Katherine Anderson, Melanie Churwin, Kline Campbell, Jean and Alan Jackman, Ron Oertel, Elizabeth Holbridh, Carol Martine, Catherine Keller, Rick Gavig, John Keller, and Timothy Hoban: Oppose amendment.
- Tim Keller: Measure J makes us choose between urban sprawl or no housing at all. Amendment could ensure we get good housing projects. Voters need to see what dense neighborhoods would look like. Propose design charrette or workshop.
- Georgina Valencia: Consider realistic number of 30-35% affordable with a percent as multi-family and for sale. Need to make sure permanently deed restricted units and fully fund Housing Trust Fund.

- Sarah: Support Willowgrove proposal that includes affordable housing units designated for adults with disabilities and live/work locations.
- David Sandino: Questions regarding legal obligation vs. policy. Can make other changes to city ordinances to help create affordable housing. Suggest focusing on major land use issues now and revisit potential changes when Measure sunsets in 2030.
- Ron Glick: Should consider potential changes when Measure sunsets in 2030. Would cause confusion if placed on ballot alongside peripheral projects.
- Eileen Samitz: Oppose amendments or exemptions. Measure J can be exposed to legal challenge and overturned if there are any substantive changes to it.
- Nancy Price: Consider other changes to city ordinances instead of Measure J amendment. Housing Element can be dealt with separately, solve housing crisis in other ways.
- Vanessa Erracarte and Brea Nelvias, Willowgrove consultants: Working since 2021 toward a Measure J vote for the Willowgrove project. Housing units include 20% deed restricted traditional affordable housing, 10% affordable by design, 23% condos. Investment in community center and parks are above requirements. Aiming for ballot in June 2026 or November 2026.
- Laura McInvey: Participated in Willowgrove focus group. Concerned about DJUSD declining enrollment. Focus should be on building housing right away.
- Heather Chin, Parker Crary, Nora: Declining school enrollment, need more affordable housing, specifically for families. Support Willowgrove.
- Judy Innis, Davis Community Action Network: Amendment would allow city to set ambitious thresholds for projects. Hope council decides to send topic to commissions. Prioritize affordable, smart design.
- Kelly Dirkson: Oppose Measure J amendment and Village Farms project. Support Willowgrove project.
- Connor Gorman: Elections should be held on regular elections dates and not special election dates, saves money and higher turnout. Support June or November in 2026.
- Glen Holstein, Gina Groznic, James Flannigan, John Cooper, and Virginia Stewart Carton: Oppose amendment and Village Farms.
- Lily Framt: Need more housing. Support Willowgrove project.
- Pam Hesley: Oppose amendment prior to vote on Village Farms.

City Council recessed at 10:27 p.m. and reconvened at 10:32 p.m.

Councilmembers provided individual comments including:

- November 2025 election not feasible.

- Topic should go to commissions to discuss ideas developed by Council Subcommittee and other potential concepts. Provide context of current statistics of affordable housing and RHNA.
- Need considerable analysis and community outreach.
- Concern/oppose timing amendment on same ballot as peripheral project.
- Commission review—start with existing exceptions, should be realistic and updated to reflect current housing situation. Modify acreage amount and broaden ability to build housing when city can't meet RHNA obligations.
- Election timing will depend on when projects are ready for the ballot.
- Interested in exploring other impediments to housing. Consider amendments to Davis Municipal Code Chapter 18 Housing. Affordable housing approval process can be streamlined.
- Combine concept of environmental innovation with transit.
- Support urban limit line.
- Measure J/R/D is 25 years old, does not necessarily reflect the next generation of residents.
- Amendment should be in 2027 after development project elections.
- Proposal for 50% affordable is too high. Consider 30% or 20% affordable and additional entry level homes/affordable by design.
- Consider opportunity to provide housing for moderate income.
- Commissions can help define environmental design elements.
- Interest in scheduling everything on one ballot—measure amendment and peripheral projects.

2025 General  
Plan Update  
Kickoff

Eric Yurkovich, Principal, Raimi + Associates: General Plan update is a unique opportunity for community to have discussions about vision for the future and how to tackle emerging challenges. Multi-year process including community engagement and technical analysis of existing conditions, plans, and policies. Post General Plan activities include updating plans and zoning code, establish and enhance community partnerships, and monitoring.

Melissa Stark, Raimi + Associates: Goal is to reflect as many voices as possible. Variety of tools to engage community include focus groups, workshops, high school and university student engagement, pop-up events. Project website and online surveys.

E. Yurkovich: Commissionapalooza joint 6 commission meeting held in April. Summarized commission feedback on pressing issues and draft project outcomes.

Councilmembers provided individual comments including:

- Consider how to incorporate community connectedness into elements, such as transportation and spaces where people can connect.

Include concept in project outcome regarding complete neighborhoods.

- Grateful that General Plan efforts include engagement with students and incorporates environmental justice.
- Consider ways to use commissions to further engagement efforts. Need to be conscious of timeline and make sure that Council and commission calendars prioritize topic.

AB 1234 Reporting

L. Deos and J. Chapman: Attended Cap to Cap in Washington D.C.

Long Range Calendar

K. Stachowicz: Next meeting May 20. Budget workshop May 27. Moving public hearing on staff vacancy from May 20 to June 3.

Adjournment

Meeting was adjourned at 11:35 p.m.

Zoe Mirabile  
City Clerk