



CITY OF DAVIS
CITY COUNCIL MEETING AGENDA
COMMUNITY CHAMBERS, 23 RUSSELL BOULEVARD, DAVIS, CA 95616
TUESDAY, APRIL 15, 2025
6:30 P.M.

Members of the City Council:

Bapu Vaitla, Mayor

Donna Neville, Vice Mayor

Josh Chapman

Linda Deos

Gloria Partida

Kelly Stachowicz, Interim City Manager

Inder Khalsa, City Attorney

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference; times listed are estimates. Items may be taken out of order upon request of the Mayor or Council Members. A 4/5 vote of the Council is required to begin consideration of a new item of business after 11:30 p.m.

Roll Call

Approval of Agenda

Item 1

6:30 Ceremonial Presentations:

- A. Proclamation Recognizing April 5 as Arbor Day
- B. Proclamation Recognizing April 13-19 as National Public Safety Telecommunicators Week
- C. Proclamation Recognizing April as American Muslim Appreciation and Awareness Month

Item 2

6:45 A. City Manager Brief Announcements

B. City Council Brief Announcements and Liaison Reports from Various 2x2 Meetings and Commission/Board/Inter-jurisdictional Assignments

C. City Council Indication of Intent to Pull Item(s) from the Consent Calendar for Discussion

Item 3

6:50 Public Comments

The Public Comments section is for the City Council to receive comments; except for brief questions for clarification, no discussion or action may be taken on any item that is not listed on the agenda. Public comment may be continued to the end of the meeting if the time allotted for public comment expires.

IN PERSON PUBLIC COMMENTS:

Any member of the public may address the City Council on matters not listed on this agenda, or on matters listed on the consent calendar. If possible, citizens

should reserve their comments for regular matters listed on this agenda until the time the item is considered by the Council. Speakers will be asked to line up at the podium and state their name for the record. Comments are limited to no more than 2 minutes per speaker.

WRITTEN AND VOICEMAIL PUBLIC COMMENTS:

1. Submit written public comments to CityCouncilMembers@cityofdavis.org. Emails are distributed to City Council and staff. To ensure the City Council has the opportunity to review information prior to the meeting, send emails by 3:00 p.m. on the meeting date.
2. Submit comments by voicemail prior to the meeting: Call the city's dedicated phone line (530) 757-5693 to leave a voicemail message for public comment. Staff will play comments during the appropriate agenda item. **Comments will be accepted from 12:00 noon until 4:00 p.m. on the day of the meeting. Voicemail public comments will not be accepted after 4:00 p.m.** Speakers will be limited to no more than two minutes.

Note: You must leave a separate voicemail for each item you wish to comment on. Please indicate your name and which item you are speaking about.

Item 4

Consent Calendar

7:05 All matters listed under the Consent Calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support and may be enacted by the Council in one motion in the form listed below. There will be no separate discussion of these items; however, before the Council votes on the motion to adopt, members of the Council, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Item(s) removed will be discussed later in the meeting as time permits.

- A. On Call Professional Services Agreement Task Order for Aquifer Storage Recover (ASR) Pilot, Phase 1 (*Assistant City Manager Stan Gryczko*)
Recommendation: Approve Resolution Authorizing the City Manager to Execute Task Order 44 with West Yost for Services Related to ASR Pilot, Phase 1
- B. Maintenance Service Agreement for Inspection and Maintenance on Anaerobic Digester Mechanical Mixer at the Wastewater Treatment Plant (*Assistant City Manager Stan Gryczko/Wastewater Division Manager John Alexander*)
Recommendation: Approve Resolution Authorizing the City Manager to Execute a Maintenance Service Agreement With WesTech Engineering for a Not to Exceed Amount of \$68,000 for Digester Mixer Maintenance at the Wastewater Treatment Plant
- C. Maintenance Service Agreement for Cleaning of Digester #1 at the Wastewater Treatment Plant (*Assistant City Manager Stan Gryczko/Wastewater Division Manager John Alexander*)

Recommendation: Approve Resolution Authorizing the City Manager to Execute a Maintenance Service Agreement With Wastewater Solids Management Company for a Not to Exceed Amount of \$80,000 for Digester Cleaning at the Wastewater Treatment Plant

- D. Professional Services Agreement Amendment No. 1 for the Willowgrove (formerly Shriners) Environmental Impact Report (EIR) (*Community Development Director Sherri Metzker/Senior Planner Eric Lee*)

Recommendation: Approve Resolution Authorizing the City Manager to Execute a Professional Services Contract Amendment with Raney Planning and Management for the Willowgrove Project EIR

- E. Contingency Increase for the Veterans Memorial Theater Siding Project, CIP No. ET0016 (*Public Works Engineering & Transportation Director Dianna Jensen/Principal Civil Engineer Melissa Marshall*)

Recommendation: Approve Resolution Increasing Construction Contingency to J-Walt Construction for the Veterans Memorial Theater Siding Replacement Project

- F. Purchase and Sale Agreement for 1021 Olive Drive (*Economic Development Director Katie Yancey*)

Recommendation:

1. Find that, pursuant to Section 15162 of the CEQA Guidelines, the purchase and sale agreement with HK3 OZ Fund 1 LLC to sell the 1021 Olive Drive does not require additional environmental review under CEQA. The action is within the scope of the CEQA analysis that was conducted in connection with the City's adoption of its 6th Cycle Housing Element, which identified this site on the City's sites inventory to accommodate the City's Regional Housing Needs Allocation (RHNA), as well as the subsequent General Plan designation and rezoning of the site from Mixed Use to PD-05-22 to accommodate high density residential development. In connection with these actions, the City Council adopted Negative Declaration #04-21 and Negative Declaration #03-21, which fully evaluated the environmental impacts associated with the rezoning of the property to high-density residential. The City Council finds that the sale of the property for the use contemplated in the previous actions will not create any new significant impacts or substantially worsen any previously identified impacts. The sale of the property is for the use, density, and scale of development previously analyzed by the City.
2. Approve Resolution Containing Certain CEQA Findings, Delegating Authority to the City Manager to Execute a Purchase and Sale Agreement for the Disposition of 1021 Olive Drive and to Take All Actions Necessary or Advisable to Complete the Transaction and Act on Their Behalf During the Post-Closing Period
3. Approve Budget Resolution Amending the FY24/25 Budget General Fund (001) and Low/Mod Housing Fund (160), Increasing Revenues in Both

Funds from the Proceeds of the Sale of 1021 Olive Drive by \$285,000 and Increasing Expenditures in the General Fund By \$45,000

G. Inventopia Loan Amendment (*Economic Development Director Katie Yancey*)
Recommendation:

1. Make the following findings regarding the requested Inventopia loan amendment:
 - a. The loan is a public benefit in that it would create economic opportunity for the community, consistent with Government Code § 52200 et seq.
 - b. The loan would result in at least six full-time equivalent, permanent jobs (i.e., one full-time equivalent, permanent job for every \$35,000 of City investment in the Project) after the loan is repaid as required by the Government Code § 52200 et seq.
 - c. A City-funded loan is necessary for the feasibility of the next phase of Inventopia's activities, as such assistance is not available to Inventopia on the same economic terms in the private market.
2. Approve Resolution Amending the FY2024/25 Budget General Fund (001) Increasing Expenditures in the General Fund for a \$185,000 Loan Amendment with Inventopia
3. Approve Resolution Containing Certain Findings and Delegating Authority to the City Manager to Prepare and Execute a Loan Amendment with Inventopia, a California Nonprofit, in the Amount of \$185,000 and Authorizing the City Manager to Take All Actions Necessary or Advisable to Implement the Loan Amendment

H. Budget Amendment Authorization Follow Up for Emergency Sewer Repair (*Interim City Manager Kelly Stachowicz*)

Recommendation: Approve Resolution Authorizing the City Manager to Amend the Budget to Account for Previously Approved Emergency Collections Infrastructure Repair

I. 2025 SACOG Regional Funding STIP Set Aside Funding Update and Memorandum of Understanding (MOU) Regarding the State Transportation Improvement Program (STIP) Regional Set Aside Funding (*Public Works Engineering & Transportation Director Dianna Jensen/Assistant PWET Director Ryan Chapman*)

Recommendation: Approve Resolution Authorizing the City Manager to Execute an MOU Between the City of Davis and Yolo County Public Agencies Regarding SACOG STIP Regional Set-Aside Funding

J. Amended and Restated Assignment and Assumption of the Development Agreement for the Chiles Ranch Project (*Principal Planner Dara Dungworth/Senior Planner Eric Lee*)

Recommendation: Approve Resolution Approving the Amended and Restated Assignment and Assumption of Development Agreement for the Chiles Ranch Project

- K. 2025 Pyrotechnic Displays (*Community Relations Program Manager Carrie Dyer*)
Recommendation: Approve Resolution Authorizing Pyrotechnic Displays for the Purpose of the City of Davis Fourth of July Celebration
- L. City Manager Purchasing and Approval Authorization During City Council Break (*Interim City Manager Kelly Stachowicz*)
Recommendation: Approve Resolution Authorizing the City Manager to Execute Professional Services Contracts, Award Construction Contracts, Manage Grants and Approve Budget Adjustments From April 16, 2025 Through May 12, 2025
- M. Commission Action Item: 2025 Thong Hy Huynh Awards Recipient Recommendations (*Community Relations Program Manager Carrie Dyer*)
Recommendation: Ratify the following nomination recommendations from the Human Relations Commission for the 2025 Thong Hy Huynh Awards.
- 18 and Older Category: Ann Block; Dillan Horton
 - Community Organization Category: Davis Night Market; Delta of Venus/Lee Walthall
- N. Commission Action Item: Human Relations Commission Recommendation to Endorse Community Picnic to Celebrate Jewish American Heritage Month (*Interim City Manager Kelly Stachowicz/Community Engagement Director Jenny Tan/Community Relations Program Manager Carrie Dyer*)
Recommendation: Approve the Human Relations Commission request for the City to endorse the planned Jewish American Heritage Month community picnic with modifications:
- a. Provide endorsement of the event, with requirements to the organizer to pay for associated costs
- O. Commission Minutes: Open Space and Habitat Commission Meeting of December 2, 2024
Recommendation: Informational

Regular Calendar

See above instructions for public comments

Item 5

- 7:10 Valley Vision Presentation: We Prosper Together Initiative (*Economic Development Director Katie Yancey*)
Recommendation: Receive informational presentation from Evan Schmidt, Chief Executive Officer of Valley Vision

Item 6

- 7:30 Public Hearing: 2025-29 Draft Five-Year Consolidated Plan and Updated Citizen Participation Plan; and Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Program Year One Annual Action Plan Draft (*Social Services and Housing Director Dana Bailey*)
Recommendation: Approve Resolution Adopting the 2025-2029 Consolidated Plan and 2025 Year One Annual Action Plan with US Department of Housing and Urban Development (HUD) Statutory Suspensions and Waiver Authorities

Item 7

- 8:15 2025 Pavement Management Report Update, CIP No. ET8250 ET0016 (*Public Works Engineering & Transportation Director Dianna Jensen/Principal Civil Engineer Melissa Marshall*)
Recommendation:
1. Accept the 2025 Pavement Management Report
2. Direct staff to continue to work with the Council Pavement Management Subcommittee to develop further pavement funding options

Item 8

- 9:15 A. AB 1234 Reporting of Meetings Attended at City Expense
B. City Council Long Range Calendar. The calendar is a fluid working document used to support efficient and effective meetings and is subject to change. At this time, Council may request items be placed on a future meeting agenda

Adjournment.

The foregoing agenda for the April 15, 2025 meeting of the Davis City Council was delivered to each Councilmember and posted on the outside public bulletin board at City Hall, 23 Russell Boulevard on April 11, 2025, and made available to the public during normal business hours.

Meetings may be viewed online. They are live streamed and archived meetings are available for review at <http://cityofdavis.org/city-hall/city-council/city-council-meetings/meeting-videos>.

Meetings are also televised live on City of Davis Government Channel 16 (available to those who subscribe to cable television) and replayed at the following times: Wednesday at 9:00 a.m.; Thursday at 7:00 a.m., 1:00 p.m. and 7:00 p.m.; and Saturday at 1:00 p.m.

Closed captions are available for televised meetings - to view, activate captions on your viewing device.

If you have any questions regarding televised meetings or the Government Channel in general, please call 530-757-5667.

General Notes:

- By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 530-757-5648 (voice) or 530-757-5666 (TDD).
- Staff recommendations are guidelines to the City Council. On any item, the Council may take action which varies from that recommended by staff.

- The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.
- For questions about this agenda, call the City Clerk's Office 530-757-5648 or email Clerkweb@cityofda-vis.org.