



**CITY OF DAVIS
CITY COUNCIL MEETING AGENDA
COMMUNITY CHAMBERS, 23 RUSSELL BOULEVARD, DAVIS, CA 95616
TUESDAY, OCTOBER 6, 2026
6:30 P.M.**

Members of the City Council:

Donna Neville, Mayor

Gloria Partida, Vice Mayor

Josh Chapman

Linda Deos

Bapu Vaitla

Daryel Dunston, City Manager

Inder Khalsa, City Attorney

This meeting will be conducted as a hybrid meeting with both in person and remote participation.

Public Participation Options:

1. In person at the meeting location listed above.
2. Remote participation via Zoom Webinar:
 - a. From a computer or mobile device with audio and high-speed internet:

Click the following link to join the webinar:

<https://us06web.zoom.us/j/81383396507>

- b. By phone: **Webinar ID: 813-8339-6507**

Dial: 1-669-444-9171

or 1-720-707-2699

3. Remote viewing (observe only):
 - a. Livestream at <https://cityofdavis.org/city-hall/city-council/city-council-meetings/meeting-videos>
 - b. Televised live on City of Davis Government Channel, Comcast Channel 21 or AT&T U-verse Channel 99 (available to those who subscribe to cable television)

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

Public Comments:

Public comments will be facilitated by the Presiding Officer. Opportunities will be provided for public comments at the following times: "General" public comments will include an opportunity to speak on items not listed on the agenda and/or on consent calendar items. Each regular discussion item will have a separate opportunity to speak. Finally, the "Long Range Calendar" will provide an opportunity to speak on potential future agenda items. Comments will be limited to no more than 2 minutes per speaker per item. Speakers will be asked to state their name for the record.

1. In person public comment: Speakers will be asked to line up at the podium.
 2. Remote public comment via Zoom:
 - a. Computer or mobile device: Click “Raise Hand” feature to request to speak
 - b. Phone: Press *9 to request to speak
 3. Written public comment: Submit email to CityCouncilMembers@cityofdavis.org. Emails will be distributed to City Council and staff. To ensure the City Council has the opportunity to review information prior to the meeting, please send written public comments by 3:00 p.m. on the meeting date.
- Agenda packet materials are available online at <http://cityofdavis.org/city-hall/city-council/city-council-meetings/agendas>. Hard copy available for review during Council meetings: rear of Community Chambers.
 - 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 emailing Clerk-web@cityofdavis.org.
 - Assisted listening devices for the hearing impaired are available in the Chambers prior to the meeting, and are to be returned at the conclusion of the meeting.
 - Staff recommendations are guidelines to the City Council. On any item, the Council may take action which varies from that recommended by staff.
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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 Councilmembers. A 4/5 vote of the Council is required to begin consideration of a new item of business after 11:30 p.m.

Item 1

- 6:30 A. Roll Call
 B. Time reserved for any Councilmember to announce remote participation under the “Just Cause” provision of Government Code Section 53953.8.3
 C. Approval of Agenda

Item 2

- 6:30 Ceremonial Presentation of Proclamations:
 A. Recognizing October 13 as Indigenous Peoples Day
 B. Recognizing October 24 as United Nations Day
 C. Recognizing October 24 as World Polio Day
 D. Recognizing October as Domestic Violence Awareness and Prevention Month
 E. Recognizing October as Filipino American History Month

Item 3

- 6:50 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 4

6:55 **General Public Comments:** Items Not Listed on the Agenda and/or Consent Calendar Items

Any member of the public may address City Council on matters not listed on this agenda and/or on the consent calendar. Comments on regular discussion items or the long range calendar should be reserved until those items are heard. This item 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.

Item 5

Consent Calendar

7:10 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. However, City Councilmembers may pull item(s) from the consent calendar for separate discussion and action. Item(s) removed will be discussed later in the meeting as time permits and include a separate public comment opportunity on those specific items.

- A. Willowgrove Development – Agricultural Mitigation Land Proposal (*Community Development Director Sherri Metzker/Real Property Manager Tracie Reynolds*)
Recommendation: Approve Resolution (1) Approving at Least 374 Acres Owned by Bullseye Ranches as the Agricultural Mitigation Land for the Willowgrove Development Project with the General Conditions Outlined and (2) Authorizing the City Manager to Execute an Agricultural Conservation Easement
- B. Professional Services Agreement for Implementation Advisory Services for the Enterprise Resource Planning (ERP) System (*Public Works Deputy Director Alexis Eastwood*)
Recommendation: Approve Resolution Authorizing the City Manager to Execute an Agreement with Sciens, LLC for ERP Implementation Advisory Services in an Amount Not to Exceed \$375,000 Over Three Years
- C. Professional Services Agreement for Property Management Services at Pacifico (multifamily) and GAMAT (20 single family) Properties (*Social Services & Housing Director Dana Bailey*)
Recommendation: Approve Resolution Authorizing the City Manager to Execute a Services Agreement with Renoir Staffing, LLC for Property Management Services at Pacifico and GAMAT Properties

- D. Amendment 2 to On-Call Engineering Services Agreement Task Order 12 for Well 30 Manganese Treatment System and Distributed Energy Resources Project, CIP No. ET0013 (*Public Works Director Ryan Chapman/City Engineer Melissa Marshall/Management Analyst II Sandi Butterfield*)
Recommendation: Approve Resolution Authorizing the City Manager to Execute Amendment 2 to Task Order 12 Under the On-Call Engineering Services Agreement with Kennedy Jenks for Well 30 Manganese Treatment System and Distributed Energy Resources Project
- E. Amendment 2 to On-Call Engineering Services Agreement Task Order 31 for Flooding Hot Spots Evaluation (*Public Works Director Ryan Chapman/City Engineer Melissa Marshall/PW Deputy Director Eric Spann*)
Recommendation: Approve Resolution Authorizing the City Manager to Execute Amendment 2 to Task Order 31 Under the On-Call Engineering Services Agreement with West Yost Associates for Flooding Hot Spots Evaluation
- F. Amendment 4 to Professional Services Agreement for Sales, Use, and Transactions Tax Management and Audit Services (*Finance Director Alberto Preciado*)
Recommendation: Approve Resolution Authorizing the City Manager to Execute Amendment 4 to the Agreement with Hinderliter, de Llamas & Associates DBA HDL Companies to Perform Sales and Use and Transactions Tax Services
- G. Authorization for Sole Source Purchase of a Pavijet Mini Paver Equipment Attachment for Existing Street Crew Skid Steer (*Public Works Director Ryan Chapman/PW Deputy Director Eric Spann/Public Works Superintendent Kip Brooks*)
Recommendation: Approve Resolution Authorizing the Sole Source Purchase of a Pavijet Mini Paver
- H. Appropriation of Unallocated Water Funds for Purchase of a Water Distribution Crew Vehicle (*Public Works Director Ryan Chapman/PW Deputy Director Alexis Eastwood/Fleet Services Manager David Cattaneo*)
Recommendation: Approve Resolution Authorizing a One-Time Transfer of Unallocated Water Funds and Approving a Budget Adjustment in an Amount Not to Exceed \$115,000 for the Purchase of a Vehicle for Water Distribution
- I. Budget Revision to Veterans Memorial Theatre Revenue (*Arts & Culture Manager Rachel Hartsough/VMT Manager Corinne Balmain*)
Recommendation: Approve Resolution Amending the Fiscal Year 2026-2027 General Fund Budget to Increase Revenues and Expenditures for the Veterans Memorial Theatre

- J. Amendment 5 to Telecommunications Agreement for the Cell Tower Site at 1865 H Street (*Community Development Director Sherri Metzker/Real Property Manager Tracie Reynolds*)
Recommendation: Approve Resolution Making Certain Findings and Authorizing the City Manager to Execute a Fifth Amendment to the Cell Tower Telecommunications Agreement with T-Mobile West for the Cell Site at 1865 H Street, Which Extends the Term of the Agreement and Establishes a New License Fee and Escalation Rate
- K. Amendment 6 to Telecommunications Agreement for the Cell Tower Site at First and F Streets Parking Garage (*Community Development Director Sherri Metzker/Real Property Manager Tracie Reynolds*)
Recommendation: Approve Resolution Making Certain Findings and Authorizing the City Manager to Execute a Sixth Amendment to the Cell Tower Telecommunications Agreement with T-Mobile West for the Cell Site on the roof of the City's Parking Garage at First and F Streets, Which Extends the Term of the Agreement and Establishes a New License Fee and Escalation Rate
- L. Downtown Davis Holiday Construction Moratorium Pilot (*Public Works Director Ryan Chapman/Senior Transportation Planner Jennifer Donofrio*)
Recommendation: Approve Resolution Establishing a Downtown Davis Holiday Construction Moratorium Pilot
- M. Disadvantaged Business Enterprise Program Plan 2026 Update (*Public Works Director Ryan Chapman/Senior Transportation Planner Jennifer Donofrio*)
Recommendation: Approve Resolution Approving the City of Davis Disadvantaged Business Enterprise Program Plan 2026 Update
- N. Update Permanent Water Use Restrictions Consistent with City's Water Shortage Contingency Plan and California Water Code Requirements (*Public Works Director Ryan Chapman/Assistant PW Director Adrienne Heinig/Conservation Coordinator Dawn Calciano*)
Recommendation: Introduce Ordinance Amending Section 39.02.045 "Prohibitions and Enforcement of Water Waste" of Article 39.02 "Service, Facilities, etc." in Chapter 39 "Water" of the Davis Municipal Code and Making a Determination of Exemption Under CEQA Pursuant to Sections 15061(b)(3), 15307 and 15308
- O. Authorize the Framework for Establishing a Future Municipal Electric Utility (*Public Works Director Ryan Chapman/Assistant PW Director Adrienne Heinig/Climate Action & Resilience Program Manager Sam Blacklock*)
Recommendation: Introduce Ordinance Adding a New Article 2.30 (Authorization to Establish a Municipal Electric Utility) to Chapter 2 (Administration) of the Davis Municipal Code to Establish a Municipal Utility for Electric Service,

and finding ordinance exempt from environmental review pursuant to CEQA Section 15061(b)(3)

- P. Second Reading: Ordinance Amending Article 33.02 “Sewer Connections” of the Davis Municipal Code Related to Wastewater Capacity Charges, and Making a Determination of Exemption Under CEQA Pursuant to Sections 15061(b)(3), 15378(a) and 15378(b)(4)

Recommendation: Adopt (Introduced 09/15/2026)

- Q. 2026 Conflict of Interest Code Biennial Review Notice (*City Clerk Zoe Mirabile/Deputy City Clerk Victor Jaimes*)

Recommendation: Receive the Conflict of Interest Code Local Agency Biennial Review Notice. Staff will return to Council with proposed amendments to the Conflict of Interest Code.

- R. Commission Minutes:

1. Climate & Environmental Justice Commission Meeting of June 22, 2026
2. Open Space & Habitat Commission Meeting of June 1, 2026
3. Transportation Commission Meeting of August 10, 2026

Recommendation: Informational

Regular Calendar

Item 6

- 7:15 TEFRA (Tax Equity and Fiscal Responsibility Act) Hearing: Davis TRIO Mutual Housing Associates LP – Reinvestment in Multifamily Rental Housing Facilities Twin Pines Apartments, Tremont Green, and Moore Village (*Assistant City Manager Kelly Stachowicz/Social Services & Housing Director Dana Bailey*)

Recommendation:

1. Conduct a public hearing under the requirements of TEFRA and Internal Revenue Code 1986, as amended
2. Approve Resolution Approving the Issuance by the California Public Finance Authority (CalPFA) of Exempt Facility Bonds for a Qualified Residential Rental Project in an Aggregate Principal Amount Not to Exceed \$15,000,000 for the Purpose of Financing or Refinancing the Acquisition and Rehabilitation of Davis TRIO and Certain Other Matters Relating Thereto

Item 7

- 7:30 Economic Development Strategic Plan (EDSP) Update – July Through September 2026 (*Economic Development Director Katie Yancey/Public Affairs & Intergovernmental Relations Director Jenny Tan/Community Development Director Sherri Metzker*)

Recommendation: Receive informational report on progress in implementing the EDSP

Item 8

8:15 City Council Administration and Mayor and Vice Mayor Transition Options (*City Manager Daryel Dunston*)

Recommendation:

1. Review options to select mayor and vice mayor positions for calendar year 2027 and beyond and provide direction to staff.
2. Provide feedback to staff on any other Council administration items that staff should bring back to the Council for 2027 and beyond.

Item 9

9:00 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.

General Notes:

- This agenda was delivered to each Councilmember; posted on the outside public bulletin board at City Hall, 23 Russell Boulevard; posted online at <https://www.cityofdavis.org/city-hall/city-council/city-council-meetings/agendas>, and an email was sent to individuals who subscribe to receive notice of the agenda via the city's notification platform on October 1, 2026 and made available to the public during normal business hours.
- 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@cityofdavis.org.