



**DAVIS CITY COUNCIL MEETING  
COMMUNITY CHAMBERS  
23 RUSSELL BOULEVARD, DAVIS, CA 95616  
TUESDAY, OCTOBER 26, 2010  
5:15 P.M.  
AGENDA**

*Members of the City Council:*

*Don Saylor, Mayor*

*Joe Krovoza, Mayor Pro Tempore*

*Sue Greenwald*

*Stephen Souza*

*Rochelle Swanson*

*Paul Navazio, Interim City Manager*

*Harriet Steiner, City Attorney*

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PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Councilmembers.

Roll Call

Approval of Agenda

Item 1

City Council / Business and Economic Development Commission Joint Discussion – Davis Economic Priorities

Item 2 (will begin no earlier than 6:30 p.m.)

Ceremonial Presentations:

A. Proclamation Recognizing November as “Pancreatic Cancer Awareness Month”

B. Proclamation Recognizing October 24, 2010 as United Nations Day and the Week of October 24-October 31 as Support UNICEF Week and Performance by Davis High School Advanced Treble Choir

Item 3

**Public Comments**

At this time, any member of the public may address the City Council on matters which are not listed on this agenda. Speakers will be asked to state their name for the record. Citizens should reserve their comments for matters listed on this agenda at the time the item is considered by the Council. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. City Council may not take action on any item not explicitly listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

Item 4

**Consent Calendar**

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 City Council in one motion in the form listed below. There will be no separate discussion of these items; however, before the City Council votes on the motion to adopt, members of the City 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. Resolution Allowing the City Manager to Execute an Agreement with Avery and Associates for Negotiation Consultant Services (*Human Resources Administrator Melissa Chaney*)

Recommendation: Approve

B. Resolution Supporting Full Funding of the Energy Efficiency and Conservation Block Grants (*Interim City Manager Paul Navazio/Assistant to the Director Juli Hawthorne*)

Recommendation: Approve resolution and authorize Mayor to send a letter of support

C. Resolution Authorizing the City Manager to Enter Into Facility Use Agreements between the City of Davis and Citizens Who Care, Inc. and Peoples Resources, Inc. (*Community Services Director Elvia Garcia-Ayala/Community Services Supervisor Maria Lucchesi*)

Recommendation: Approve

D. Resolution Authorizing the City Manager to Enter Into an Agreement with First Five Yolo for Administration of the Child Care Quality Enhancement Program – Fiscal years 2010-2015 (*Community Services Director Elvia Garcia-Ayala/Child Care Services Manager Laura Ivans*)

Recommendation: Approve

E. Resolution Authorizing the City Manager to Enter Into a Memorandum of Understanding with the County of Yolo to Collaborate on a Toy Lending Library (*Community Services Director Elvia Garcia-Ayala/Child Care Services Manager Laura Ivans*)

Recommendation: Approve

F. Resolution Approving Sole Source Supervisory Control and Data Acquisition (SCADA) Work to Wireless Guys, Inc. (CIP No. 8183), in the amount of \$67,556 (*Interim Public Works Director Robert Clarke/Principal Civil Engineer Dianna Jensen*)

Recommendation: Approve

G. Resolution Authorizing the City Manager to Execute Amendment No. 1 to Consultant Agreement with West Yost Associates for Ground Water Quality Monitoring and Analysis, in the amount of \$95,500 (*Interim Public Works Director Robert Clarke/Utilities Engineer Keith Smith*)

Recommendation: Approve

H. Resolution to Approve Community Media and Technology Grant Program Guidelines  
(Deputy City Manager Kelly Stachowicz)

Recommendation: Approve

I. Resolution Authorizing the City Manager to Enter Into Agreement with Senior Softball World Championships, Inc. to Host the 2011 Western National Championships on July 12-17, 2011 (Community Services Director Elvia Garcia-Ayala/Community Services Superintendent Christine Helweg)

Recommendation: Approve

J. Open Space Acquisition – First State Bank of NW Arkansas Property - Mace Curve Purchase Option (Community Development Director Ken Hiatt/Sustainability Program Manager Mitch Sears)

Recommendation:

1. Approve Resolution Approving a Purchase Option Agreement for the Acquisition of the First State Bank of Northwest Arkansas/Mace Curve Property and Authorizing the City Manager to Execute the Purchase Option Agreement
2. Approve Budget Adjustment #31 (\$100,000) – allocating a purchase option payment

K. Budget Adjustment #28 (\$317,688) – Allocating Federal Community Development Block Grant (CDBG) Program Funds to Designated Activities (Community Services Director Elvia Garcia-Ayala/Housing & Human Services Superintendent Danielle Foster)

Recommendation: Approve

L. Budget Adjustment #30 (\$26,000) – Allocating Vehicle Replacement Funds for the Purchase of a Police Motorcycle (Assistant Public Works Director Sue Gedestad/Fleet Manager Dan Doolan)

Recommendation: Approve

M. City Council Minutes from the Meetings of April 13 and 27, May 20 and 25, and October 5, 2010 (City Clerk Zoe Mirabile)

Recommendation: Approve

N. Sacramento-Yolo Mosquito and Vector Control District Appointment (Deputy City Manager Kelly Stachowicz)

Recommendation: Reappoint Robert Washino, Ph.D., to the Sacramento-Yolo Mosquito and Vector Control District as the City of Davis representative

O. Commission Minutes:

1. Finance and Budget Commission Meeting of September 13, 2010
2. Historical Resources Management Commission Meeting of July 19 and September 27, 2010
3. Human Relations Commission Meeting of July 22, 2010
4. Senior Citizen Commission Meeting of September 9, 2010
5. Telecommunications Commission Meeting of July 21, 2010

Recommendation: Informational

P. Fiscal Year 2010-11 First Quarter Administratively Approved Budget Adjustments  
(*Budget Specialist Kathy McIntire*)

Recommendation: Informational

Q. Sacramento Area Council of Governments (SACOG) Working Draft of “Regional Employment and Housing Unit Distribution, 2008-2035” for the Metropolitan Transportation Plan (MTP) Update Land Use and Transportation Scenarios (*Community Development Director Ken Hiatt/Principal Planner Bob Wolcott*)

Recommendation: Informational

### Regular Calendar

#### Item 5

Business Park Land Strategy (*Community Development Director Ken Hiatt/Community Development Administrator Katherine Hess/Economic Development Coordinator Sarah Worley/Economic Development Specialist Brian Abbanat*)

Recommendation:

1. Accept report, including summary conclusions, as informational
2. Approve proposed work plan as the revised decision framework
3. Maximize use of existing vacant business park/industrial land and buildings
4. Maintain a steady supply of developable business park/industrial land
  - a. Pursue (re)development of Downtown and Nishi/Gateway as a dynamic mixed-use innovation district
  - b. In consideration of processing the application for the ConAgra site, maintain a minimum of 20 acres (net) of readily-developable business park land
  - c. Move forward to explore peripheral sites for future business park development to accommodate medium-scale (~150 employees) businesses. Appoint two City Councilmembers to form a Task Force with two representatives selected by the Planning Commission and the Business and Economic Development Commission to return to the Council with recommendations.
5. Direct staff to contact UC Davis regarding timing and details about issuance of its *Request for Ideas* and return to Council with recommended actions for response

#### Item 6

Processing Direction for the Cannery Park Proposal (*Community Development Director Ken Hiatt/Principal Planner Michael Webb*)

Recommendation:

1. Direct staff to proceed with processing of the Cannery Park application, submitted by the property owner, ConAgra
2. Provide feedback on the proposed principles under which the application review process will proceed
3. Approve the proposed process outline and timeline

#### Item 7

Pacifico Affordable Housing Project- Project Foreclosure and Proposals (*Community Services Director Elvia Garcia-Ayala/Housing & Human Services Superintendent Danielle Foster*)

Recommendation: Approve Resolution Directing Staff to Execute a Property Management Agreement and Pursue Negotiations with Yolo County Housing Regarding the Future Rehabilitation and Reuse of the Pacifico Affordable Housing Project at 1752 Drew Circle, which accomplishes the following:

1. Authorizes staff to negotiate a Property Management Contract with Yolo County Housing for an amount not to exceed \$4,500 per month, in order to ensure adequate management and maintenance of the Pacifico property once the foreclosure sale occurs and until project negotiations are completed, assuming that the foreclosure sale results in City property ownership
2. As part of the Property Management Contract, ensures accommodation of existing Pacifico residents and continued existence of a resident meal plan during the transitional period
3. Authorizes staff to pursue negotiations with Yolo County Housing for the rehabilitation and reuse of the Pacifico Affordable Housing Project through an Exclusive Negotiation Agreement, based on the details of its proposal, continued discussion with residents, and other conditions provided

Item 8

Update on Request for Proposals for Executive Search Firm and Process Related to City Manager Recruitment (*Council Subcommittee Greenwald-Krovoza/Human Resources Administrator Melissa Chaney*)

Recommendation: Possible Council action following discussion of potential next steps

Item 9

Item Submitted by Councilmember (*Greenwald*) – Request for Reconsideration of Council Action Related to the East Area Water Tank Art Proposal

Recommendation:

1. Request City Council to reconsider their action of October 5, 2010 related to the East Area Water Tank Art Proposal
2. If reconsideration is approved, direct staff to work with the artist(s) whose art project was chosen by the Civic Arts Commission, to:
  - A. explore the value and potential of having the word “DAVIS” incorporated into the artistic design for building in front of the water tank in a manner that is visible mostly from I-80 and the Amtrak train,
  - B. create approximate simulations of the view of the water tank and building from the freeway in the winter when the leaves have fallen,
  - C. include the building in front of the water tank in the artistic treatment plan, and in a style and in colors that complement and enhance the already selected design for the water tank.

Item 10

City Council, City Manager and City Attorney Brief Communications:

- A. This item includes brief announcements, questions to be referred to staff and reports on various 2x2 meetings with other agencies
- B. City Council/Redevelopment Agency Long Range Calendar. The calendar is a fluid, working document used by the Mayor and City Manager to support efficient and ef-

fective Council meetings. The calendar is subject to change to best fit items into the time schedule of the Council meetings. At this time, Council may request items be placed on a future meeting agenda.

C. AB 1234 Reporting of Meetings Attended at City Expense

Adjournment

I declare under penalty of perjury that the foregoing agenda for the October 26, 2010 regular meeting of the Davis City Council was personally delivered to each Councilmember and posted on the outside public bulletin board at City Hall, 23 Russell Boulevard on October 20, 2010 and made available to the public during normal business hours. Zoe S. Mirabile, CMC, City Clerk

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**City Council agenda packets are available for review or copying at the following locations:** Review: View on the internet: [www.cityofdavis.org/meetings/](http://www.cityofdavis.org/meetings/); Davis Branch Library, 2801 2<sup>nd</sup> Street; Peter Shields Library, Government Documents Section, UC Davis; City Hall, main hallway, 23 Russell Boulevard; During Council meetings: rear of Community Chambers. Copying: City Hall, City Clerk's Office, 23 Russell Boulevard.

City Council meetings are televised live on City of Davis Government Channel 16 (available to those who subscribe to cable television) and replayed at the following schedule: 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. Meetings are also televised live on the web at [www.cityofdavis.org/media/](http://www.cityofdavis.org/media/). Meetings from the previous three months are also available for review. Videotapes of City Council meetings since 1995 are available for review at the Davis Branch of the Yolo County Library. The tape of the most recent meeting will normally be available by the Monday following the meeting. If you have any questions regarding televised meetings or the Government Channel in general, please call 757-5667 or visit <http://www.cityofdavis.org/pcs/>

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- Any writing related to an agenda item for the open session of this meeting distributed to the City Council less than 72 hours before this meeting is available for inspection at City Hall, City Clerk's Office, 23 Russell Blvd. These writings will also be available for review at the City Council meeting in the public access binder in the rear of the Community Chambers.
- 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 attendance by 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, please call the City Clerk's Office (530) 757-5648.



**DAVIS REDEVELOPMENT AGENCY  
COMMUNITY CHAMBERS  
23 RUSSELL BOULEVARD, DAVIS, CA 95616  
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AGENDA**

*Members of the Board:  
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Joe Krovoza, Vice Chair  
Sue Greenwald  
Stephen Souza  
Rochelle Swanson*

*Bill Emlen, Executive Director  
Harriet Steiner, Agency Counsel*

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Roll Call

Approval of Agenda

Item 1

**Public Comments**

At this time, any member of the public may address the Agency Board on matters which are not listed on this agenda. Citizens should reserve their comments for matters listed on the agenda when that matter is considered by the Agency. No formal action may be taken on any issue unless it is included on this agenda.

Item 2

**Consent Calendar**

All matters listed under the CONSENT CALENDAR are considered routine and non-controversial, require no discussion and are expected to have unanimous Agency Board support and may be enacted in one motion in the form listed below. There will be no separate discussion of these items; however, before the Agency Board votes on the motion to adopt, members of the Agency, staff, or the public may request specific items be removed from the Consent Calendar for separate action. Item removed will be discussed later on the agenda.

A. Third Street Improvements (CIP #8164) Consultant Agreement (*Community Development Director Ken Hiatt/Principal Planner Bob Wolcott/Transportation Planner Brian Abbanat*)

Recommendation:

1. Approve Resolution Authorizing the Executive Director to Execute a Professional Services Agreement with Royston Hanamoto Alley & Abbey "RHAA" for Preparation of Streetscape Design Plans for the Third Street Improvements Project
2. Direct staff to, upon completion of Phase 1: Community Outreach, Streetscape Design Plans, return to the Redevelopment Agency Board with a preferred streetscape design alternative and refined construction cost estimates
3. Direct staff to return to the Redevelopment Agency Board, upon successful completion of Phase 1, with a recommendation whether to contract with Royston Hanamoto

Alley & Abbey for Phase 2: Engineering and Construction Documents for the preferred streetscape design or proceed with a new Request for Proposals (RFP)

B. Redevelopment Agency Board Minutes from the Meetings of April 13 and 27, 2010  
(City Clerk Zoe Mirabile)

Recommendation: Approve

I declare under penalty of perjury that the foregoing agenda for the October 26, 2010 regular meeting of the Davis Redevelopment Agency was personally delivered to each Board Member and posted on the outside public bulletin board at City Hall, 23 Russell Boulevard, on October 21, 2010 and made available to the public during normal business hours. Zoe S. Mirabile, CMC, City Clerk

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