

MINUTES OF THE DAVIS CITY COUNCIL  
Meeting of March 13, 2018

The City Council of the City of Davis met in regular session beginning at 5:30 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Davis.

Roll Call:

Councilmembers Present: Will Arnold, Lucas Frerichs, Brett Lee, Rochelle Swanson, Robb Davis

Councilmembers Absent: None

Other Officers Present: City Manager Mike Webb, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

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

Closed Session City Council convened a closed session pursuant to Government Code §54954.5 to discuss the following:

- A. Conference with Legal Counsel – Existing Litigation: Application of the Union Pacific Railroad Company to Alter, Relocate, or Close the County Road 32A Railroad Grade Crossing in Yolo County, California (DOT #751224V), California Public Utilities Commission #A1710009
- B. Conference with Real Property Negotiators:  
Property: 1752 Drew Avenue, APN 069-300-056  
Agency Negotiators: City Attorney Harriet Steiner; City Manager Webb; Assistant City Manager Kelly Stachowicz  
Negotiating Parties: Lisa Baker, Yolo County Housing; Sandra Sigris, Yolo County Adult & Aging Branch Director  
Under Negotiation: Price and Terms of Payment
- C. Conference involving Woodland-Davis Clean Water Agency (a joint powers agency).  
Discussion will concern: Pending administrative proceeding before the California Board of Equalization, WDCWA v. County of Yolo (water rights property taxation dispute)  
Name of City of Davis representatives on the WDCWA Board: Will Arnold and Brett Lee

City Council returned to open session at 6:30 p.m. with no reportable action.

Ceremonial Presentations Proclamation in Honor of Bud and Judy Wolf was presented by R. Davis.

Proclamation Designating April 2018 as Child Abuse Prevention Month was presented by R. Swanson.

Proclamation in Appreciation of the Yolo County Chapter of the National Alliance on Mental Illness (NAMI Yolo) and Their 40 Years of Supporting Yolo County was presented by L. Frerichs.

City Council recessed at 6:26 p.m. for a reception and reconvened at 6:37 p.m.

City Manager Announcements M. Webb: Downtown Plan pop up workshop March 9 at E Street Plaza, more than 130 participated. Next Downtown Plan Advisory Committee meetings on March 15 & 19 and 4.5 day design charrette in April. Pioneer, Oxford Circle and Arroyo Park grand re-openings on March 3 with new playgrounds and outdoor fitness areas. March 17—City Hall at the Market featuring Parks & Community Services and Arbor Day Celebration.

City Council Announcements R. Swanson: Greater Sacramento Economic Council-presentation by Brookings Institute. SACOG and collaboration coming together, will be announced in next coming months with UCD and Sacramento State with corporate sponsorship.

R. Davis: Received letter from County 2x2 asking Council to create a subcommittee regarding planning of South Davis Library. Will bring up during long range calendar.

Public Comments

- Dan Carson, FBC Chair: Lincoln40 project—Finance and Budget Commission recommends the fee multiplier be based on occupant count with census data.
- Mark Fink, Yolo County Librarian and Linda Deos: support exploring South Davis Library.
- Holly Bishop: I-80 divides South Davis from many services. Request community hub for arts, music, after school programs.
- Rick Gonzales: Lincoln40—Support project.
- Timothy Hoban: City should hold UCD more accountable in providing fair share of on campus housing.
- Alan Pryor: Oppose staff recommendation to not allow inter-commission liaisons.
- Lupital Torrez: Thank Council for supporting preventative measures to stop child abuse and to support mental illness.
- Elaine Roberts-Musser: Senior Citizens Commission received presentation on health impacts of marijuana on elderly. Senior Center is planning to explore more presentations.
- Connor Gorman: Rally near Student Community Center over proposed tuition increases. Community members invited.
- Kirk McGregor: City should explore technology options to better inform citizens.
- Junior Shalonffsky and Mal Kahn, A&B Taxi: Uber and Lyft taking business away from cab companies. Request issue be agendized.
- M.E. Gladys and Colin Walsh: Oppose Nishi project on June ballot.
- Eric Gudz: Support police camera systems item.

- Donna Russell: Support video evidence. Oppose Nishi project.

Consent Calendar

Contract for L Street Improvements, CIP No. 8256, Federal Project No. 5238 (064) and Covell Boulevard / L Street Intersection Improvements, CIP No. 8270

1. Approved Resolution No. 18-031 - Awarding Contract to McGuire and Hester for Construction of the L Street Improvements Project, CIP No. 8256 and the Covell Boulevard / L Street Intersection Improvements, CIP No. 8270 and Authorizing the City Manager to Execute the Contract
2. Approved Budget Adjustment #94 (\$3,745,418)

Contract for Sewer Trunk Rehabilitation - 2018, CIP No. 8166

1. Approved Resolution No. 18-032 - Awarding Contract to Spiniello Companies for the Sewer Trunk Rehabilitation–2018 Project and Authorizing City Manager to Execute Contract
2. Approved Budget Adjustment #96 (\$853,264) – appropriating Wastewater Funds

Contract for Veterans Memorial Center Renovation, CIP No. 8233

1. Approved Resolution No. 18-033 - Awarding Contract to J-Walt Construction, Inc. for Construction of the Veterans Memorial Center Renovation and Authorizing City Manager to Execute Contract and Approve Task Order 8 with Willdan Engineering for Construction Management and Inspection
2. Approved Budget Adjustment #99 (\$655,000) – appropriating Quimby Funds and Development Impact Fees

Contract for 2017 Signal Improvement Project, CIP No. 8279

Approved Resolution No. 18-034 - Awarding Contract to DC Electric Group, Inc. for the 2017 Signal Improvements Project and Authorizing City Manager to Execute Contract

Agreement for Lease of Temporary Building Trailer at Public Works Corporation Yard

Approved Resolution No. 18-035 - Authorizing City Manager to Execute Lease Agreement with Mobile Modular for a Temporary Building

Construction Contingency Increase for 2017 Concrete Replacement Project, CIP No. 8126

Approved Resolution No. 18-036 - Allocating Additional Contingency Funds for the 2017 Concrete Replacement Project

Contract for Printer Managed Services

Approved Resolution No. 18-037 - Authorizing City Manager to Execute Contract with Laser Recharge, Inc. DBA Encompass for Printer Managed Services

Extension of Contract with Yolo County Housing for Affordable Housing, CDBG and HOME Services

Approved Resolution No. 18-038 - Authorizing the City Manager to Execute Amendment #2 to the Intergovernmental Agreement for Affordable Housing Services with Yolo County Housing for Affordable Housing and CDBG/Home Assistance

Submission of a Grant Amendment to the Federal Transit Administration (FTA)  
Approved Resolution No. 18-039 - Authorizing the City Manager to Submit an FTA Grant Application and Execute a Sub-Recipient Agreement with the University of California-Davis for Operations and Capital Assistance of Unitrans

Bartlett Commons Permanent Financing  
Approved Budget Adjustment #98 (\$574,767) – appropriating Housing Trust Funds to complete the City’s obligation to the Bartlett Commons affordable housing site in The Cannery

Purchase of Police Camera Systems  
Approved Budget Adjustment #101 (\$100,000) – appropriating Supplemental Law Enforcement Services Grant Funds and Equipment Maintenance Funds for the replacement and upgrade of body worn camera and in-car camera equipment

2017/18 Second Quarter Administratively Approved Budget Adjustments  
Informational

Commission/Task Force Minutes:

1. Broadband Advisory Task Force Meeting of January 24, 2018
2. Open Space & Habitat Commission Meeting of February 5, 2018
3. Social Services Commission Meetings of September 18, October 16, November 20, and December 18, 2017
4. Utility Rate Advisory Commission Meetings of December 14, 2017 and January 11, 2018

Informational

W. Arnold moved, seconded by R. Swanson, to approve consent calendar as listed above. Motion passed unanimously.

Item removed from consent calendar: Utility Rate Advisory Commission Liaisons (URAC)

Item removed by B. Lee.

B. Lee: Commission meetings are public; anyone is welcome to attend. Elimination of official designation of liaison does not curtail transfer of information. Commissioners are able to attend each other’s meetings. Do not need to pre-specify who will attend on behalf of commission.

L. Frerichs: Responsive to wishes of Utility Rate Advisory Commission, offering to serve in role of Council liaison.

B. Lee moved, seconded by L. Frerichs, as follows:

1. Appoint Lucas Frerichs as interim Council Liaison to the Utility Rate Advisory Commission until June and then appoint a permanent Council Liaison when all other commission liaison appointments are made
  2. Do not appoint inter-commission liaisons at this time
- Motion passed unanimously.

Yolo County  
Transportation  
District  
(YCTD)  
Presentation:  
Countywide  
Transportation  
Capital Im-  
provement Plan  
(CTCIP)

Terry Basset and Mike Luken, YCTD: Overview of Countywide Transportation Capital Improvement Plan. Preparing 20-year document looking at existing priorities and quantifies gap in funding. Approximately 100 projects throughout County. Assessed condition of transportation network. Prioritized state of good repair, fix what we have already. Potential funding options.

Public comments:

- Alan Hirsch: Report mentions road quality but not transit quality, does not reflect Davis values to reduce vehicle miles traveled and increase other mode shares.
- Kirk McGregor: UCD is working with City of Sacramento to improve electric bus transportation, nothing in plan about improving electric buses. Should coordinate plans.

Terry Basset: Working closely with Sacramento and Regional Transit to offer a shuttle from UC Med Center to UCD. Applied for rail funding to operate between Amtrak and South part of UCD campus. Talking with UCD to address issue of parking at Amtrak and potential overflow parking on campus.

City Manager Mike Webb: Includes transition of buses to electric as well as solar power to charge buses.

R. Swanson: Support talking to Hyper Loop Team. Many projects under the radar on campus or entrepreneurial start-ups. Reach out to corporate partners; leverage dollars where possible. Caltrans projects coming online, coordinate efforts. Also coordinate transportation routes to community colleges.

R. Davis: Idea of sales tax in this city is challenging. Need to ask ourselves what is the absolute necessity to reach greenhouse goals or just address rehabilitation work.

Continued Public Hearing:  
Cannery Marketplace

Mayor Davis opened and continued the following public hearing to March 20: The Cannery Marketplace Project Revisions – Proposal to Add 54 Apartment Units and Allow Up to 193,000 sq. ft. of Mixed-Use Development.

City Council recessed at 8:14 p.m. and reconvened at 8:22 p.m.

Public Hearing:  
Lincoln40 Student Oriented

Planner & Historical Resources Manager Ike Njoku: Overview of project—Redevelopment of 5.92-acres, 11 parcels, range of units from 2-bedrooms to 5-bedrooms.

Apartment Project

Nick Pappani, Raney Planning & Management: Transit priority project, streamlining provisions for CEQA. City determined to include analysis not required as a measure of disclosure. No significant and unavoidable impacts identified in EIR. Received 36 comment letters which were addressed. Minor revisions were made to draft EIR as a result of comments. Recirculation not required. Project meets criteria in Public Resources Code Section 21155.1, requiring no CEQA review.

Fred Choa, Fehr & Peers, transportation consultant on EIR: Overview of transportation aspects.

Community Development & Sustainability Director Ashley Feeney: Olive Dr/Amtrak Depot bike and pedestrian overcrossing—Development Agreement provides funding and describes a path to build out. Community enhancement funds—2 options: bedroom and occupant count methods. Recommend additional sustainability condition—maximize photovoltaics to greatest extent feasible.

Applicant presentation:

Paul Graff, Highbridge Properties: Housing more affordable for students and young professionals; smaller quarters, shared spaces, flexible by the bed leases. Integrated, on-site affordable housing program for students. Affordable by design—limits liability for resident, by the bed lease. Furnished rooms, wifi and other amenities. Roommate matching. Larger rooms for double occupancy. Less expensive than dorm living.

Vanessa Ericardy: LincolnLift program overview. Integrated and centrally located. Student-only program. Marketed to UCD student and surrounding community colleges. Incorporates 71 beds and lasts in perpetuity.

Kurk Trost, SACOG: Compact development, intelligent design, compact principles. Project will help Davis contribute to meeting sustainability goals region wide. Need to get densities around transportation and affordability. Support overcrossing-will be competitive for grant funding.

Mayor Davis opened the public hearing.

Carolyn Stieber, Chamber of Commerce; Kirk McGregor; Tia Will; Gloria Partida; Josh Delevi, ASUCD President; Michael Gothman, incoming ASUCD President; Robert Salazar; Attah Mattafi; Dillan, Yolo County Democratic Party; Brooke Pritchard; Aruka Wagner; Carlos Mattos; David Guy; Alisha Hacker, incoming ASUCD Senator; Alex Callofit; Keisha Hart; Aaron Ladda; Ellie Bright; Ron Glick; Elaine Roberts-Musser; Donald Gibson, ASUCD/GSA Housing Task Force; Connor Gorman; Parens Swanland, Davis College Democrats; Niko Vallone; Jon Li; and Alan Hirsch: Support project. Overcrossing will provide connectivity to downtown. Support by bed leasing-cost saving and beneficial for students. Provides student housing near campus.

Robert Canning, Old East Davis Neighborhood Association: Appreciate sincere and transparent outreach by developer. Neither supporting nor opposing project.

Rhonda Reed, Donna Russell, Jeff Gessler, and Eileen Samitz: Oppose project. Only caters to students. Air quality concerns. UC Davis needs to provide more student housing. Traffic issues and need for intersection improvements.

Linda Deos: Should fund based on occupancy count and not by bedroom count. Should push developers to go to 15% affordable.

Nancy Price: Ask applicant and Council to take into consideration buying recycled and green materials. Buy local, regional, and American made. Would like city to consider this kind of requirement.

Mayor Davis closed the public hearing.

L. Frerichs moved, seconded by R. Swanson, as follows:

1. Approve Resolution No. 18-040 - Adopting CEQA Findings of Fact; Adopting a Mitigation Monitoring Plan; and Certifying the Final Environmental Impact Report for the Lincoln40 Project
2. Approve the Lincoln40 project planning applications, subject to findings and conditions of approval:
  - a. Approve Resolution No. 18-041 - to Amend the Gateway / Olive Drive Specific Plan That Consists of the General Plan, Specific Plan, Zoning and Design Guidelines for the Area
  - b. Approve Resolution No. 18-042 - of Intent to Amend the General Plan to Change the Land Use Designation for the Properties at 1111 Olive Drive (APN: 070 280 010), 115 Hickory Lane (APN: 070 280 014), 113 Hickory Lane (APN: 070 280 013), 111 Hickory Lane (APN: 070 280 012), 118 Hickory Lane (APN: 070 280 017), 120 Hickory Lane (APN: 070 280 016), 1165 Olive Drive (APN: 070 280 015), 1185 Olive Drive (APN: 070 290 002), 1229 Olive Drive (APN: 070 290 004), 1223 Olive Drive (APN: 070 290 001), and 1225 Olive Drive (APN: 070 290 003), Consisting of 5.91 Acres, from “East Olive Drive Residential Medium Density” and “East Olive Multiple Use” to “Residential Medium High Density”
  - c. Introduce Ordinance Approving a Development Agreement with High-bridge Properties Relating to the Lincoln40 Project
  - d. Affordable Housing Plan
  - e. Lot Merger
  - f. Vacation of Hickory Lane Right of Way (ROW)
  - g. Design Review
  - h. Demolition

By consensus, Council proposed the following modifications:

1. Community enhancement fees based on occupancy

2. Impact fees: \$1 million cash contribution for overcrossing
3. Consider intersection improvements: 2 concepts proposed by Councilmembers—(1) middle lane straight/left turn; right lane turn right only; middle bike lane straight, (2) addition of painted bike boxes.

City Council recessed at 11:18 p.m. and reconvened at 11:38 p.m.

Paul Graff, applicant: Willing to increase existing contribution to \$1 million for overcrossing. Request additional \$296,000 CEF to be allocated to overcrossing as well. Council consensus.

- A. Feeney: staff clarification—Amendments to Development Agreement include:
1. Maximize photovoltaics
  2. Proportionate fair share of costs of the overcrossing, \$1 million
  3. Community enhancement funds—Occupant Count Basis as the multiplier. Additional CEF will be allocated toward overcrossing project.
  4. Timing of payment of CEF: Provision to defer payment up to 18 months provided a surety in a form acceptable to city issued. Increase timing to 36 month period.

Motion passed unanimously.

City Council  
Brief Commu-  
nications

AB1234 reporting—B. Lee & L. Frerichs traveled with Sacramento Asian Pacific Chamber of Commerce to Washington, DC to lobby on behalf of region regarding maintaining transportation funds for region. City paid for portion of travel costs.

Tentative Meet-  
ing Schedule

M. Webb: March 20—Cannery, Public Surveillance, Downtown Restroom. Will include closed session. Next week is Youth in Government shadow night.

Public comments:

- Eric Gudz: Support public restroom/storage lockers. Observe moment of silence for Professor Hawking.
- Gloria Partida: Taxi drivers have valid concerns. Davis Community Transit is often overbooked, might be good partnership.
- Connor Gorman: Question state of Cannery project. Item was pulled.

R. Davis: Cannery project included 2 components, 1 part was pulled—gym proposal.

R. Davis: Is Council interested in having item brought back to create subcommittee regarding South Davis?

W. Arnold/L. Frerichs: Willing to serve on subcommittee

R. Davis: Bring back on consent for subcommittee creation

L. Frerichs: When agendize mobile home protection ordinance? Should prioritize.

M. Webb: Could bring forward quickly, but would be bifurcated. Will discuss at staff level.



B. Lee: Firefighters working on crisis intervention program for victims of traumatic events. Interested in program coming to Council to hear details.

R. Davos: Working with senior staff on trauma informed leadership in the City of Davis.

B. Lee: Discussion about changing June 26 to regular meeting for transition to new Council?

M. Webb: June 19 regular meeting with discussion items. June 26 swearing in of new Councilmembers, provided certification of election results. Staff will check in with Council schedules

B. Lee: Suggest July 10 swearing in, July 17 regular meeting.

R. Swanson: Support mobile home protection ordinance. Taxi drivers concerns. Could be educational component. Consider looking at partnership opportunities.

M. Webb: On long range—ride sharing services business license requirements. Could start with getting lay of the land. Understand issues. Legal parameters.

R. Swanson: Standards of conduct for elected officials. In advance of changing Council, should put together set of standards. Have conversation what can and cannot be done.

City Attorney Harriet Steiner: Can package together standards—some in commission handbook.

R. Swanson: Standards apply to everyone. Sense of decorum has gone sideways. Behavior in Chambers as well. Nobody should bully or pressure staff.

M. Webb: Support from staff perspective. Language in commission handbook relevant to conversation.

Adjournment Meeting was adjourned at 12:03 a.m.

Zoe Mirabile  
City Clerk