



**CITY OF DAVIS  
CITY COUNCIL AGENDA  
COMMUNITY CHAMBERS, 23 RUSSELL BOULEVARD, DAVIS, CA 95616  
TUESDAY, DECEMBER 16, 2014  
5:30 P.M.**

*Members of the City Council:  
Dan Wolk, Mayor  
Robb Davis, Mayor Pro Tem  
Lucas Frerichs  
Brett Lee  
Rochelle Swanson*

*Dirk Brazil, City Manager  
Harriet Steiner, 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

5:30 Closed Session pursuant to Government Code §54954.5:

- A. Conference with Legal Counsel: Anticipated Litigation: Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (2 cases)
- B. Public Employee Performance Evaluation. Title: City Manager
- C. Conference with Labor Negotiators.  
Agency Designated Representatives: City Manager Dirk Brazil; Assistant City Manager/Administrative Services Director Yvonne Quiring; City Attorney Harriet Steiner; Human Resources Administrator Melissa Chaney  
Unrepresented Employees (under discussion): Individual Fire Management Employees (Fire Department Shared Management Employees)
- D. Conference with Real Property Negotiators.  
Property: Easement for drainage, irrigation, and other reclamation purposes traversing 45400 County Road 28H, Davis, CA, APN 042-140-013 (City Wastewater Treatment Plant Property)  
Agency Negotiators: City Attorney Harriet Steiner, Public Works Director Robert Clarke, Principal Civil Engineer Michael Lindquist  
Negotiating Parties: RD2035  
Under Negotiation: Price and terms of payment

Item 2

6:30 Davis High School Orchestra Ensemble “The Divertimentalists” Performance

Item 3

6:45 City Manager Brief Announcements/Communications

Item 4

6:50 **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. Comments are usually limited to no more than 3 minutes per speaker. If possible, citizens should reserve their comments for matters listed on this agenda at the time the item is considered by the Council. However, members of the public who are not able to stay until their item is heard are welcome to speak during the general Public Comments period. (Please note: comments for official Public Hearings should only occur during the hearing.)

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.

Item 5

**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. Water Quality Improvement Project, CIP No. 8224 – Mitigated Negative Declaration Addendum and Project Revisions (*Public Works Director Robert Clarke/Project Manager Diane Phillips*)

Recommendation: Approve Resolution Adopting the Final Mitigated Negative Declaration Addendum Prepared for Minor Revisions to the City of Davis Water Quality Improvement Project, CIP No. 8224 and Approving Revisions to the Project Relating to Pipeline Segments and Construction Staging Areas

B. Type I Fire Apparatus Purchase (*Fire Chief Nathan Trauernicht/Public Works Director Robert Clarke/Fleet Services Manager Dan Doolan*)

Recommendation: Approve Resolution Approving the Purchase of One New Type-I Fire Apparatus through the Cooperative “Piggy-Back” Bid of \$554,900.53 from Pierce Manufacturing, Inc., via the Houston-Galveston Area Council (H-GAC) government-to-government procurement bid

C. Richards Boulevard Interchange Improvements, CIP No. 8730 (*Public Works Director Robert Clarke/Assistant City Engineer Brian Mickelson/Principal Civil Engineer Michael Mitchell*)

Recommendation:

1. Approve Resolution Approving Cooperative Agreement with Caltrans for Richards Boulevard Interchange Improvements
2. Approve Resolution Authorizing the City Manager to Execute Task Order No. 6 to Agreement with Mark Thomas & Company, Inc.

3. Approve Budget Adjustment #69 (\$160,000) – allocating Roadway Impact Fee funds to cover the estimated costs to prepare the Project Study Report
  
- D. Plans, Specifications and Estimate and Contract Award for Playfields Park Flatwork, CIP No. 8269 (*Public Works Director Robert Clarke/Principal Civil Engineer Michael Mitchell*)  
Recommendation:
  1. Approve plans and specifications
  2. Approve Budget Adjustment #70 (\$120,500) – allocating Facility Replacement Funds
  3. Approve Resolution Awarding Contract of \$218,158.36 to Berger Concrete, Inc.
  
- E. Transportation Development Act Claims for Fiscal Year 2014-15 (*Assistant City Manager Yvonne Quiring/Accounting and Fiscal Analyst Kellie Bruton*)  
Recommendation: Approve Resolutions Approving the City of Davis’ Claim for Fiscal Year 2014-15 Transportation Development Act (TDA) Funds for (1) Local Transportation Funds (LTF), and (2) State Transit Assistance (STA) Funds
  
- F. Federal Transit Administration (FTA) Grant Application (CA-90-Z219) (*Assistant City Engineer Brian Mickelson/Senior Civil Engineer Roxanne Namazi*)  
Recommendation: Approve Resolution Authorizing the City Manager to Execute FTA Grant Application for the University of California-Davis, for Operations and Capital Assistance of Unitrans
  
- G. Yolo County Referral – The Villas at El Macero Condominium Project, Planning Application #14-66, Yolo County Referral #1-14 (*Community Development & Sustainability Director Mike Webb/Community Development Administrator Katherine Hess/Principal Planner Bob Wolcott*)  
Recommendation:
  1. Determine that the proposed project for 16 condominium units is “urban development” under the pass-through agreement, but that the City Council does not object to Yolo County approval of the applications for the project
  2. Make the above determination contingent upon the provisions relating to City utility, fire, and roadway operations
  3. Make recommendations to the Yolo County Planning Commission and Board of Supervisors for consideration of streetscape design aspects of the proposal, as outlined, in their review of the applications
  
- H. Agreement Designating Davis Downtown as Administering Agency for the Downtown Business Improvement District (DBID) (*Deputy Innovation Officer Sarah Worley*)  
Recommendation: Approve Resolution Authorizing City Manager to Execute a Davis Business Improvement District Administration Agreement for the Core Area and Periphery Benefit Zones
  
- I. Finance and Budget Commission Recommendation to Amend the Functions of the Commission (*Budget Manager Kelly Fletcher*)

Recommendation: Approve Resolution Regarding the Structure and Purpose of the Finance and Budget Commission, amending the functions to:

- a. Providing transparency of city finances to the citizens of Davis.
- b. Reviewing the spending outlined in the city budget in order to advise the public that City Council/City Management is accountable for spending taxpayer dollars effectively and in keeping with important city priorities.
- c. Searching for and advising actions that could maximize city revenues and reduce governmental costs and help ensure municipal fiscal stability.
- d. Providing recommendations/special studies on financial and economic issues to the City Council.

J. Treasurer's Report for the Quarter Ended September 30, 2014 (*Budget Manager/Treasurer Kelly Fletcher/Accountant Pamela Day*)

Recommendation: Accept the report

### Regular Calendar

#### Item 6

7:10 Public Hearing: Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) Critical Needs List and Release of Request for Proposals (RFP) for Program Year 2015-2016 (*Deputy City Manager Kelly Stachowicz/Housing & Human Services Superintendent Danielle Foster/Administrative Aide Adrienne Heinig*)

Recommendation: Approve Resolution Approving the Critical Needs List and Directing Staff to Issue an RFP for CDBG and HOME Funds for Program Year 2015-2016

#### Item 7

7:25 Public Hearing: Energy Services Performance Contract (ESPC)/LED Lighting Project (*Public Works Director Robert Clarke/Sustainability Program Manager Mitch Sears*)

Recommendation:

1. Approve an ESPC with Siemens which will provide turnkey services enabling the City to complete its LED lighting retrofit program in its entirety.
2. Approve Resolution Authorizing the City Manager or His Designee to Execute a Sole Source Agreement with Siemens for an ESPC, CIP 8212.
3. Approve Resolution Authorizing the Execution and Delivery of a Master Lease Purchase Agreement with Siemens Public, Inc. and Authorizing Certain Actions in Connection Therewith, to finance a portion of the ESPC.
4. Find that the projects included in the ESPC are Categorically Exempt under CEQA Guidelines sections 15301 and 15302 as maintenance, repair and/or replacement projects.
5. Consistent with Government Code Section 4217.12, find that the anticipated cost to the City for electrical energy conservation services provided by the energy conservation facility under the contract will be less than the anticipated marginal cost to the City of thermal, electrical, or other energy that would have been consumed by the City in the absence of those purchases.

#### Item 8

7:55 Workshop: Innovation Center Projects – Update, Task Force, Guiding Principles and CEQA Alternatives (*Community Development & Sustainability Director Mike*)

*Webb/Contract Project Manager Heidi Tschudin/Deputy Innovation Officer Sarah Worley)*

Recommendation:

1. Receive update on the status of two innovation center applications.
2. Direct staff to conclude the work of the Innovation Park Task Force.
3. Approve Resolution Adopting Guiding Principles for Davis Innovation Center(s), and direct staff to utilize them in evaluating the merits of the innovation center applications. Conclude the City Council Subcommittee on Guiding Principles.
4. Confirm the range of alternatives proposed by staff to be evaluated in the Innovation Center Environmental Impact Reports.

Item 9

9:25 Guiding Principles and Review Schedule for the City's Request for Proposals (RFP) Process for the Land Dedication Sites at 4100 Hackberry Place and 2990 Fifth Street (*Deputy City Manager Kelly Stachowicz/Housing & Human Services Superintendent Danielle Foster*)

Recommendation: Appoint a City Council Subcommittee to participate in the RFP review process

Item 10

- 9:40 A. City Council Brief Communications:
1. AB 1234 reporting of meetings attended at City expense
  2. Brief announcements and/or questions to be referred to staff
  3. Reports on various 2x2 meetings and Commission/Board/inter-jurisdictional assignments
- B. City Council Long Range Calendar. The calendar is a fluid, working document used by the Mayor and City Manager to support efficient and effective 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.

Adjournment

The foregoing agenda for the December 16, 2014 regular 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 December 12, 2014, and made available to the public during normal business hours.

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**City Council Agenda packets are available for review or copying at the following locations:** Review: View on the internet: <http://city-council.cityofdavis.org>; 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 and available for review for three months on the web at <http://archive.cityofdavis.org/media/>. 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

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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.