

MINUTES OF THE DAVIS CITY COUNCIL  
Meeting of November 17, 2015

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 Dan Wolk.

Roll Call:

Councilmembers Present: Robb Davis, Lucas Frerichs, Brett Lee, Rochelle Swanson, Dan Wolk

Councilmembers Absent: None

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

Approval of Agenda R. Davis moved, seconded by L. Frerichs, 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 Labor Negotiators:

Agency Designated Representatives: City Manager Dirk Brazil; Assistant City Manager Kelly Stachowicz; Assistant City Manager Mike Webb; City Attorney Harriet Steiner; City Attorney Stacey Sheston; Human Resources Administrator Melissa Chaney; Patrick Clark, Patrick Clark Consulting

Employee Groups/Organizations (under discussion): Davis City Employees Association; Davis Police Officers Association; Department Heads; Executive and General Management; Firefighters Local 3494; Fire Management; Police Management; Program, Administrative and Support Employees Association

B. Conference with Real Property Negotiators:

Properties: 2675 Moore Boulevard (APN 071-262-023) and 2627 E. Covell Boulevard (APN 071-140-006)

Agency Negotiators: City Attorney Harriet Steiner, City Manager Dirk Brazil, Assistant City Manager Mike Webb, Community Development Administrator Katherine Hess, Property Management Coordinator Tracie Reynolds

Negotiating Parties: Taormino & Associates

Under Negotiation: Price and terms of payment

City Council returned to open session at 6:41 p.m. with no reportable action.

City Manager Assistant City Manager Kelly Stachowicz: November 18– community conver-

Announcements sation at Veterans Memorial Center regarding downtown issues; City Hall is closed November 26 and 27 for holiday observance; December 2–UC Davis Long Range Development Plan forum at Senior Center; December 3–Annual tree lighting and parade from Co-op to downtown.

- Public Comments
- Mike Harrington: Downtown issues need to be handled. Midnight is better closing time for bars and nightclubs. Also regular item Nishi—in planning process for a long time and still may need some refinement, but think fair for Council to keep scheduled for June ballot.
  - Alan Miller: Revised EIR for the Benecia rail project admits possibility of explosions. Trains are going to be passing twice a day. Would be helpful if entire town attended Benecia City Council meetings. Danger to city and many others.
  - Bob Fung: Davis Chapter of League of Women Voters closed last year after decades of service. Provided candidate forums for many elections, critical resource for voters. Nonpartisan web app Synenergy.com provides some improvements over traditional candidate forums that have been held.
  - Paul Freedendahl: Nephew was attacked on Saturday morning; knocked unconscious with baseball bat, robbed. Something needs to be done to address crime occurring downtown.

Consent Calendar Maintain Current Sewer Rate for 2016  
Approved Resolution No. 15-152 - Approving Retaining the Current Sanitary Sewer Rates That Became Effective December 1, 2014 and Declining to Implement the Previously Scheduled Rate Increase

California Department of Alcoholic Beverage Control and Office of Traffic Safety (“ABC-OTS”) Grant Funds  
Approved Budget Adjustment #36 (\$12,987) – accepting grant and appropriating funds to cover personnel overtime costs to address alcohol-related crimes related to minors, as well as ensuring licensed alcohol establishments are in compliance with state regulations regarding both alcohol sales and avoidance of potential DUI incidents

R. Davis moved, seconded by R. Swanson seconded, to approve the consent calendar as listed above. Motion Passed unanimously.

Public Hearing: DBID Annual Assessment Process: Chief Innovation Officer Diane Parro: All required procedures have been followed for renewal of the Downtown Business Improvement District (DBID). Received written comments: 7 compliments on promotions/events, and 8 concerns, focused on safety and cleanliness downtown, homelessness, governance and administration of Davis Downtown.

Levy the DBID Assessment for 2016-2017; Mayor Wolk opened the public hearing.

- Davis Down-
- Stuart Savage, Davis Downtown: Downtown primary business and cultural

town Annual  
BID Report;  
Amendment to  
the Administer-  
ing Agency  
Agreement

center of Davis. Events include: Second Friday Art About, Shop Davis program partnership with Chamber of Commerce, October Fall for the Arts Month, Annual Window Decorating Contest, Holiday tree lighting. Achievements: 2 TEDex Salons, San Francisco Chronicle ad, Yolo County insert. Formed restaurant and bar committee to address concerns.

- Michael Harrington: Public safety must be a priority. Bars should close at midnight.

Mayor Wolk closed the public hearing.

City Attorney Harriet Steiner: BID formed pursuant to State law, includes an authorized list of activities that can be performed according to assessment. If Council wanted to consider expanding authorized activities, would need to go through a public process to show that businesses would be receiving additional special benefit(s) other than the norm. Process would have to determine type of benefit, provide notice to all within district, and hold a public hearing.

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

1. Accept the 2015-2016 Davis Downtown Annual BID Report and Davis Downtown FY 2016-2017 Summary Budget at the conclusion of the public hearing;
2. Approve Confirming Resolution No. 15-153 - Approving the 2015-2016 Davis Downtown Annual DBID Report and Levying an Annual Assessment Known as the Downtown Business Improvement District Annual Assessment Fee for the Core Area Benefit Zone and Periphery Core Benefit Zone Pursuant to the Parking and Business Improvement Area Law of 1989 for the DBID for Fiscal Year 2016-2017; and
3. Approve Resolution No. 15-154 - Authorizing City Manager to Execute a DBID Administration Agreement for the Core Area and Periphery Benefit Zones

Motion passed unanimously.

R. Swanson moved that staff return to Council in 60 days with a discussion of amending the current DBID to open the scope, include community conversation and how to facilitate. No second to motion.

B. Lee moved, seconded by R. Swanson, that based on role as overseeing body of distribution of assessment funds, request Davis Downtown to participate with city staff in open forum to discuss the general success of, as well as any concerns about the organization. Meeting to be open to all interested parties and supported with appropriate city staff. Motion passed unanimously.

Conaway  
Preservation  
Group (CPG)

Assistant City Manager Kelly Stachowicz: Complete issuance and sale of bonds by Woodland-Davis Clean Water Agency.

Water Supply  
Installment  
Purchase  
Agreement Re-  
financing

Kim Byrens, Bond Counsel: Transaction will allow city to manage finances, in the future, payment stream can be reduced if market conditions allow. Payments will be in same manner as other debt services, ease up administration of transaction.

R. Davis moved, seconded by L. Frerichs, to approve Resolution No. 15-155 - Authorizing Proceedings and Agreements Relating to the Refinancing of a Promissory Note and Approving Issuance and Sale of Bonds by the Woodland-Davis Clean Water Agency, Approving an Official Statement, a Bond Purchase Agreement, a Private Placement Agreement and Authorizing Official Actions. Motion passed unanimously.

City Council recessed at 8:07 p.m. and reconvened at 8:15 p.m.

Richards  
Boulevard Cor-  
ridor Improve-  
ments – Near  
Term

Senior Civil Engineer Roxanne Namazi: Staff reviewed corridor for traffic safety improvements

#### Public Comments

- Matt Williams: Suggest staff work with Caltrans to install signage on I-80 westbound to divert traffic to more effective ways to get to campus, specifically sign that identifies number of minutes to campus.
- Alan Hirsch: Richards Blvd critical entry point to city, connects south and north Davis. Traffic should be Intelligent Transportation System; coordinate signals to optimize traffic, constrained entry point, non-carpool vehicles given less priority.
- Steve Greenfield, Cunningham Engineering: Cunningham worked with Chamber of Commerce and Davis Downtown, developed conceptual drawings for Davis Arch, hopefully will be presenting project to Council in near future with status update.
- Alan Miller: Support long and short term solutions proposed. Support Davis Arch and connection between Pole Line and extended Olive Drive.

D. Wolk moved, seconded by R. Swanson, to approve near-term improvements on Richards Boulevard (signing and striping, and signal improvements); and approve Budget Adjustment #49 (\$175,000) – allocating gas tax funds for the proposed improvements.

R. Swanson proposed friendly amendment to include signage on Olive Drive to alert bicyclists toward tunnel. Accepted by mover.

Motion passed unanimously

R. Davis moved, seconded by L. Frerichs, to direct staff to work with UC Davis during Long Range Development Plan process to understand current traffic during peak hours and develop options to discourage traffic along Richards underpass

M. Wolk: Staff will determine if Bike/pedestrian overcrossing from Olive Drive to L Street project would be feasible. If yes, will include in long term planning efforts.

Motion passed unanimously.

R. Davis: Helpful to understand baseline traffic conditions. See what light synchronization will help us achieve. Council consensus.

City-University  
Mixed-Use In-  
novation Dis-  
trict – Nishi  
Gateway Effort

Community Development Administrator Katherine Hess: Status update on community outreach, EIR process and timeline. Schedule toward potential June ballot measure includes: Draft EIR released in September; advisory commissions review and make comments; Planning Commission hearing in December; bring back to Council in January/February.

#### Public Comments

- Dan Carson: Dilemma of timing. If on track for June election, important to include conditions to build road connection internally from campus to project site. Draft EIR states inferior alternative to only have access from Olive Drive.
- Alan Hirsch: Project not bonded to downtown, particularly alternative mode travels. Nishi project threatens Richards Olive connection. Not viable project unless get connection to University. Moving too fast, not ready for June ballot.
- Lydia Della-Schlosser: Nishi project is a hidden gem in community, positive benefits. Support keeping project on track.
- Brandon: Support Nishi project; student community is highly invested. University plans on adding 5,000 students by 2020. Students will support project that provides housing in heart of downtown.
- Don Fouts: Benefits to Davis outweigh negatives. Need to make project successful.
- Eileen Samitz: Concerned with push for June 2016 ballot; project needs to be described and explained before Nishi is placed on ballot. Uncertain how much property tax city will be receive; currently project is a deficit to city. Question of affordable housing.
- Matt Williams: Urge Council to schedule project for June ballot. Economic study needs refinement. Total picture of economic benefit to community is \$3 billion per year, \$2 million to city budget.

Assistant City Manager Mike Webb: Next steps: Final EIR, conditions of approval, zoning guidelines, sustainability plan framework, essential structures of development agreement, baseline project features.

R. Davis moved, seconded by D. Wolk, to affirm commitment to bring Nishi forward to June ballot. Instruct staff to return with recommendations related to

General Plan Amendment and Planned Development Zoning, Development Agreement to include CFD for infrastructure improvements, agricultural MIT, impact fee structure, other contributions including developer costs and reimbursement. Add mechanism for offsetting any property tax that will be lost. Baseline project features that include conditions that will be clear to voters, specifically related to access.

B. Lee proposed friendly amendment: Direct staff to move forward with applicant as if preparing for June ballot, with the understanding that questions need to be answered before taking action to formally place project on ballot. Work on timeline assuming there will be a June ballot. Subcommittee to meet with County to get relative understanding of tax sharing agreement. Accepted by mover and second.

Motion passed unanimously.

#### Sister City Program

Assistant City Manager Kelly Stachowicz: Overview of program

Sun Moon, Sister City Sangju Korea: Since 2001, student exchange program with Davis high school students, 10 students travel to Korea from Davis and vice versa each year.

Moira Williams, President Davis Cultural Exchange: Introduced student participants: Madison, Marissa, Isabella, and Daniel. Student comments included: Trip to Sanju, Korea; received honorary citizenship, visited Buddhist temple and historical museum. Korean students visited Davis a few weeks ago; went to San Francisco, trick or treating, and a football game. Cultural impact, positive relationships established.

Martin Tiegert: Chaperoned. Were treated like royalty in Korea. Generosity and spirit of Korean people.

Ruth Asmundson, Sister City Ambassador: Students returned from visit enthusiastic to continue international relationship. Junior High School now considering establishing a cultural club. Thank Council for continuing appointment as Ambassador. Fortunate in Davis to have so many international scholars, students, and community members involved in Sister City Committees.

#### Public Comments

- Dan: Student groups powerful. If want to expand sister cities, get student organizations to help out and bridge gap. Able to raise funds. Get youth involvement.
- Andrew: Korean Consulate Counselor General visited Davis; hope for business and industry exchange eventually.

D. Wolk moved, seconded by L. Frerichs, to extended the designation of Ruth

Asmundson as Sister City Ambassador through September 2016, and appoint Council Subcommittee of R. Swanson and B. Lee. Motion passed unanimously.

City Council  
Brief Commu-  
nications

R. Davis: China's National Development & Reform Commission visited Davis, discussed sustainability initiatives.

R. Swanson: AB1234 Reporting: Attended Sacramento Leadership Council for Mountain Valley chapter.

Long Range  
Calendar

Assistant City Manager Kelly Stachowicz: Mace Ranch Innovation Center moved to December 15; PVUSA Agreement removed from December 1, Labor Agreements added.

D. Wolk: Propose schedule Council Retreat on December 8. 2 hour meeting, begin at 7pm. Council consensus.

D. Wolk: Yolo County Animal Shelter Presentation scheduled for December 15. What is intent of the presentation?

B. Lee: Update on activities/best practices. Improvement in adoption rate for animals at shelter. Informational item, but allow for Council comment on potential priorities moving forward.

K. Stachowicz: Invitation has been expressed, date for presentation has not been confirmed.

R. Davis: Water Resources Association meeting included presentation from Woodland on aquifer storage. Request information on Davis plans.

B. Lee: Will provide update regarding plans discussed by Woodland-Davis Clean Water Agency.

B. Lee: City parcel across street from Dutch Bros at Olive and Richards. Dirt lot that is being used as parking lot. Discuss interim uses for space; options for next 6 months to 1 year.

Adjournment

Meeting was adjourned at 10:45 p.m. Good wishes expressed to Rod Riffredi, police officer injured in motorcycle accident.

Zoe S. Mirabile  
City Clerk