

City, county reach tax-sharing agreement over Nishi and WDAAC

By Anne Ternus-Bellamy

<https://www.davisenterprise.com/local-news/city-county-reach-tax-sharing-agreement-over-nishi-and-wdaac/>

The Davis City Council on Tuesday night unanimously approved a tax-sharing agreement with the county that allocates property taxes from the Nishi student housing development and the West Davis Active Adult Community between the two jurisdictions.

Such an agreement — which the Yolo County Board of Supervisors will consider at its meeting next week — is required before the city can annex the unincorporated parcels where Nishi and WDAAC will be built.

The tax sharing agreement was worked out by representatives of both the city and county, with Councilmembers Dan Carson and Will Arnold representing the city and Supervisors Jim Provenza and Don Saylor — both of Davis — representing Yolo County.

If approved by the Board of Supervisors next week, the agreement would evenly split property taxes collected from the two properties between the city and county, with 50 percent going to each.

Carson said the agreement is in line with the projections city staff and the finance and budget commission provided for Nishi and WDAAC — both of which were placed on the ballot by the City Council.

“What we told the voters would happen is what transpires under the terms of this agreement,” Carson said.

“This agreement would pave the way for annexation of two badly needed housing projects approved by the voters to the city of Davis,” he added. “It represents yet another important step in improving our collaboration with the county through the fair sharing of tax revenues and a renewed commitment to long-term planning.”

The agreement provides for the following:

- * The current county share of property taxes for the annexed properties allocated to the county’s General and Accumulated Capital Outlay funds will be allocated 50 percent to the county and 50 percent to the city.
- * Property tax revenue currently allocated to County Road Fund No. 2 will be allocated 100-percent to the city.
- * The county will receive 15 percent of the city’s Bradley Burns Sales and Use Tax revenue from sales made inside the annexed areas.
- * The city will receive all property tax currently allocated to the Springlake Fire Protection District from the annexed area.

* For the West Davis Active Adult Community only, the city will provide a \$12,000 annual contribution to the county for use in emergency-services planning and operations, adjusted annually up or down by changes in consumer price index, not to exceed 5 percent.

* The developments will pay the county's facilities impact fee.

* The city and county will partner and cooperate on the following issues: Improving drainage at the access to the water tank at John Jones Road and a traffic-calming analysis to determine the need for and deliver traffic calming for John Jones Road/County Road 99 from Covell Boulevard to County Road 29.

* Additionally, the city and county will collaboratively address shared interests including agriculture/urban interface, public health, infrastructure and public services. These discussions will include land use planning issues, such as future city or county General Plan updates for areas on the periphery of the city, particularly regarding the northwest quadrant.

When they consider approving the agreement next Tuesday, county supervisors also will consider a separate agreement negotiated by the county with developer David Taormino in connection with the West Davis Active Adult Community. That agreement includes a contribution of \$1.25 million toward development of a new or expanded Adult Day Health Center to enhance services for the aging population in Yolo County.

For several years, the county has been grappling with the need for more space for the Adult Day Health Center, which provides a range of services for individuals and families facing challenges related to dementia, chronic medical diagnoses, mental illness and brain injury. The current center, located in Woodland, is not large enough to serve all the adults seeking services there.

Carson said Tuesday the county is pursuing the idea of locating a new adult day health center on the grounds of the West Davis Active Adult Community.

"It's by no means certain," Carson said, "but the county is very mindful that wherever this ends up, they will ensure there is good and even better access to Davis residents to obtain those services."

The separate agreement between Taormino and the county also includes funding for construction and dedication of a 10-foot-wide bike path connecting the Binning Tract to the West Davis Active Adult Community.

"These agreements are the result of careful collaborations between the city of Davis, Yolo County and the project applicants," Saylor said.

"All parties worked in good faith driven by the broader interests of our shared community. I am pleased with the tax sharing framework, commitments to local bike projects and future traffic mitigations, and housing and services for our growing senior population. Like our recent agreements between the city and UC Davis, this agreement shows what we can do when we work together."

Provenza, meanwhile, said the agreements "balance the needs of both the city and the county to ensure adequate funding for critical services."

“We appreciate the developer’s commitment to provide funding for a new or expanded adult day health care center,” Provenza said. “The current facility is inadequate to serve the growing number of seniors and dependent adults who can remain in their homes with the assistance of a facility for medically needy adults. A new or expanded facility will double the number of persons we are able to serve.

“This commitment is consistent with the mutual goal of the county, the city of Davis and the developer to provide improved services to our aging population,” Provenza said.