



# Meetings of Sacramento City Council Financing Authority Housing Authority

## CITY COUNCIL

Kevin Johnson, Mayor  
Angelique Ashby, Vice-Mayor, District 1  
Sandy Sheedy, District 2  
Steve Cohn, District 3  
Robert King Fong, District 4  
Jay Schenirer, District 5  
Kevin McCarty, District 6  
Darrell Fong, District 7  
Bonnie Pannell, District 8

# DRAFT Minutes

**Tuesday, July 24, 2012**

**6:00 p.m.**

**City Hall-915 I Street, 1<sup>st</sup> Floor Council Chamber**

*Published by the Office of the City Clerk (916) 808-7200*

## CHARTER OFFICERS

Sandra Talbott, Interim City Attorney  
Shirley Concolino, City Clerk  
John F. Shirey, City Manager  
Russ Fehr, City Treasurer

## **NOTICE TO THE PUBLIC**

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

**Notice to Lobbyists:** When addressing the legislative bodies you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

**Speaker slips are available on the City's Website and located in racks inside the chamber and should be completed and submitted to the Assistant City Clerk.**

*Government Code 54950* (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order and estimated time for Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

The Agenda provides a general description and staff Action; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. "To Be Delivered" and "Supplemental" reports will be published as they are received. Hard copies are available at the Office of the City Clerk and all written material received is available at the meeting for public review.

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# DRAFT Minutes

Tuesday, July 24, 2012

6:00 p.m.

*City Hall – 915 I Street- First Floor Council Chamber*

All items listed are heard and acted upon by the Sacramento City Council unless otherwise noted.

## Open Session - 6:00 p.m.

Regular session called to order by Mayor Kevin Johnson at 6:02 p.m. Tuesday, July 24, 2012.

**Members Present:** Members Angelique Ashby, Steve Cohn, Darrell Fong, Robert King Fong, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Jay Schenirer and Mayor Kevin Johnson.

**Pledge of Allegiance**—led by Trevor Jaw.

**Closed Session Report** – None.

### **Special Presentations/General Communications**

**a. Summer 2012 Mayoral Interns and Fellows**

**Action:** Recognition by Mayor Kevin Johnson

**b. Historic Old Sacramento Foundation Update**

**Action:** Recognition by Member Robert King Fong

**c. Recognition of Summer at City Hall Program**

**Action:** Recognition by Member Jay Schenirer

### Public Comments-Matters Not on the Agenda (2 minutes per speaker) (Actual Time:30 minutes)

1. Marijuana-Cannabis
  - a. Bishop Ron Allen
  - b. Marvell Wilson
  - c. Eric Eisenhammer
  - d. Bishop Forte
  - e. Terrence Johnson

2. Community Issues
  - a. Ronald D Carte
  - b. Tim Boyd
  - c. Ron Emslie
  - d. Mac Worthy
3. Measure A Repeal
  - a. J Bolton Phillips

### Consent Calendar (Items 1 - 15) **Estimated Time: 5 minutes** (Actual Time:2 minutes)

**Action:** Moved/Seconded: Member Bonnie Pannell/Member Kevin McCarty

**Yes:** Members Angelique Ashby, Steve Cohn, Darrell Fong, Robert King Fong, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Jay Schenirer and Mayor Kevin Johnson.

A motion **passed** to adopt the Consent Calendar in one motion except as indicated at each item.

1. **Minutes Approval**  
**Report # 2012-00621**  
**Location:** Citywide  
**Action:** Passed **Motion No. 2012-171** approving the minutes for February 7, February 14, February 21, February 28, March 6, March 13, March 20, and March 27, 2012.  
**Contact:** Dawn Bullwinkel, Assistant City Clerk, (916) 808-7672, Office of the City Clerk
  
2. **(Pass for Publication) E Street Mixed-Use Building (P12-010)**  
**Report # 2012-00590**  
**Location:** 1401/1403 E Street, District 4  
**Action:** 1) Reviewed a) an Ordinance rezoning 0.06 acres from Multi-Family (R-3A) zone To Multi-Family (R-4A) zone, b) a Resolution determining Project is Exempt from review under the California Environmental Quality Act, c) a Resolution approving ground floor commercial space in the Multi-Family (R-4A) zone; and 2) passed for publication the Ordinance title as required by Sacramento City Charter 32c and continue to July 31, 2012 for adoption.  
**Contact:** David Hung, Associate Planner, (916) 808-5530; Stacia Cosgrove, Senior Planner, (916) 808-7110, Community Development Department
  
3. **(Pass for Publication) Development Agreement Amendment: North Natomas (P12-006)**  
**Report # 2012-00574**  
**Location:** Area northeast of Del Paso Road and Interstate 5 (District 1)  
**Action:** 1) Reviewed a Resolution determining that the project is exempt from review under the California Environmental Quality Act; 2) reviewed an Ordinance approving a First Amendment to City Agreement No. 99-162 between the City and Natomas Creek LLC; 3) reviewed an Ordinance approving a Second Amendment to City Agreement No. 99-162 between the City and Commerce Station LLC; 4) reviewed an Ordinance approving a Third Amendment to City Agreement No. 99-162 between the City and Natomas Towne Center LLC; and 5) passed the Ordinance titles for publication in accordance with City Charter §32(c) and continue to July 31, 2012 for adoption.  
**Contact:** David Hung, Associate Planner, (916) 808-5530; Gregory Bitter, Principal Planner, (916) 808-7816, Community Development Department
  
4. **(Pass for Publication) Development Agreement Amendment: Gateway West Planned Unit Development (P12-020)**  
**Report # 2012-00609**  
**Location:** District 1  
**Action:** Reviewed a Resolution determining the project exempt per the California Environmental Quality Act; 2) reviewed an Ordinance approving a Development Agreement Amendment to extend the term of an approved Development Agreement. 3) passed for Publication the Ordinance title as required by Sacramento City Charter 32c to be adopted on July 31, 2012.  
**Contact:** Greg Bitter, Principal Planner, (916) 808-7816, Community Development Department

5. **Agreement: FY2013 Mediation Services for City-County Office of Metropolitan Water Planning**  
**Report # 2012-00650**  
**Location:** Citywide  
**Action:** Passed **Motion No. 2012-172** authorizing the City Manager, or his designee, to execute a Professional Services Agreement with the California State University, Sacramento (CSUS), Center for Collaborative Policy (CCP) to provide facilitation and mediation services for the Water Forum for an amount not to exceed \$123,06.  
**Contact:** Tom Gohring, Executive Director, (916) 808-1998, Community Support Department
  
6. **Agreement: American River Parkway Naturalization Project**  
**Report # 2012-00651**  
**Location:** Citywide  
**Action:** Passed **Motion No. 2012-173** authorizing the City Manager, or his designee, to execute an Interagency Reimbursement and Performance Agreement for design work related to the American River Parkway Cordova Creek Naturalization Project, on behalf of the City-County Office of Metropolitan Water Planning (CCOMWP).  
**Contact:** Tom Gohring, Executive Director, (916) 808-1998, Community Support Department
  
7. **2012 Speed Lump Project (S15120700)**  
**Report # 2012-00601**  
**Location:** Citywide  
**Action:** Passed **Resolution No. 2012-259** approving the locations and maps for the 2012 Speed Lump Project and for speed lumps in the following projects: Oak Park NTMP, Willow Rancho NTMP, Mayfair Gardens NTMP and Meadows NTMP.  
**Contact:** Debb Newton, Program Analyst, (916) 808-6739; Hector Barron, City Traffic Engineer, (916) 808-2669, Department of Public Works
  
8. **Water Treatment Plants Rehabilitation Project [2/3 Vote Required] [To Be Delivered]**  
**Report # 2012-00584**  
**Location:** District 1 and 6  
**Action:** **Continued to 07-24-12** a Resolution suspending competitive bidding, in the best interests of the City, for the Water Treatment Plants Rehabilitation Project, so that City staff can utilize a prequalification process to selected pre-qualified contractors eligible to bid on the project.  
**Contact:** Bill Busath, Interim Division Manager, (916) 808-1434; Dan Sherry, Supervising Engineer, (916) 808-1419, Department of Utilities

- 9. Agreements: Design Services for Shasta Park Groundwater Well and Proposition 84 Grant Funding.**  
**Report # 2012-00569**  
**Location:** Citywide  
**Action:** Passed 1) **Motion No. 2012-174** authorizing the City Manager or the City Manager's designee to execute a Professional Services Agreement with Wood Rodgers for the design of the Shasta Park groundwater supply well(s) and to provide oversight of the groundwater well construction, and 2) **Resolution No. 2012-261** authorizing the City Manager or the City Manager's designee to a) execute a Project Agreement with the Regional Water Authority (RWA) allocating Proposition 84 grant funds to the City, b) establish matching revenue and expenditure budgets within the Water Grant/Reimbursable Fund (Fund 6205) for \$2,280,762 in the following projects: Shasta Park Reservoir (Z14005400), Residential Meter Program (Z14010000), and EAF WTP Well (Z14120200), and c) submit invoices for the Proposition 84 grant amounts.  
**Contact:** Bill Busath, Interim Division Manager, (916) 808-1434; Dan Sherry, Supervising Engineer, (916) 808-1419, Department of Utilities
- 10. FY2012/13 Sutter Business Improvement Area Annual Budget Adoption**  
**Report # 2012-00519**  
**Location:** District 4  
**Action:** Passed **Resolution No. 2012-262** approving the Sutter Business Improvement Area annual budget.  
**Contact:** Brad Wasson, Revenue Manager (916) 808-5844, Finance Department
- 11. (Pass for Publication) Ordinance Amendment: Establishment of Program and Fines for False Fire Alarms**  
**Report # 2012-00520**  
**Location:** Citywide  
**Action:** 1) Reviewed an Ordinance adding Section 8.38 to the Sacramento City Code relating to fines for false fire alarms; and 2) passed for publication the Ordinance title as required by Sacramento City Charter § 32(c) to be adopted July 31, 2012.  
**Contact:** Michael Bartley, Fire Marshal, (916) 808-1620, Fire Department
- 12. Contract: Purchase of Real Property Located at 246-260 Bannon Street (Z14002300)**  
**Report # 2012-00522**  
**Location:** 246 Bannon Street, District 3  
**Action:** Moved/Seconded: Member Kevin McCarty/Member Sandy Sheedy  
**Yes:** Members Angelique Ashby, Steve Cohn, Robert King, Fong, Darrell Fong Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy, and Mayor Kevin Johnson.  
Public comment heard from Mac Worthy and passed **Motion No. 2012-175** authorizing the City Manager or the City Manager's designee to execute the Agreement for Acquisition of Real Property in Fee in the amount of \$262,000, and any other related documents, between the City of Sacramento and Vien Nguyen.  
**Contact:** Richard Sanders, Real Property Agent, (916) 808-7034; Dan Sherry, Supervising Engineer, (916) 808-1419, General Services Department

**13. Capital Improvement Project (CIP): Park Site FB 2 and McClatchy Park Projects**

**Report # 2012-00600**

**Location:** Citywide

**Action:** Moved/Seconded: Member Jay Schenirer/Member Kevin McCarty

**Yes:** Members Angelique Ashby, Steve Cohn, Robert King, Fong, Darrell Fong Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy, and Mayor Kevin Johnson.

Public Comment heard from Ron Emslie and passed **Resolution No. 2012-263** establishing a new CIP for Park Site FB 2 and establishing a revenue and expenditure budget in the amount of \$2,849,889 for Proposition 84 grant funding and establish a CIP for McClatchy Park and establish a revenue and expenditure budget of \$2,790,000 for Proposition 84 grant funding.

**Contact:** Camille Wise, Resource Development Specialist, (916) 808-8830, Parks and Recreation Department

**14. Contract: Utility Pull Box Security Lids**

**Report # 2012-00655**

**Location:** Citywide

**Action:** Passed **Motion No. 2012-176:** 1) awarding a contract to Hi-Line Electric Company for a total amount not to exceed \$1,270,017; and 2) authorizing the City Manager to execute the contract with Hi-Line Electric Company.

**Contact:** Norm Colby, Operations General Supervisor (916) 808-6635; Hector Barron, City Traffic Engineer, (916) 808-2669, Department of Public Works

**15. Contracts: Franklin Boulevard Frontage Improvements Project (L19118101)**

**Report # 2012-00545**

**Location:** District 8

**Action:** Passed **Resolution No. 2012-264:** 1) approving the Plans and Specifications for the Franklin Boulevard Frontage Improvements Project which is part of the Franklin Boyce Park Project (L19118100); 2) transferring funds in the amount of \$356,345 (Fund 2007) from Major Street Improvement Project (T15128000) to the project which supports the Franklin Boulevard Frontage Improvements Project; and 3) awarding the construction contract to Western Engineering for an amount not to exceed \$658,844.

**Contact:** Ofelia Avalos, Associate Civil Engineer, (916) 808-5515; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

**Public Hearings (Items 16 - 22)**

Public hearings may be reordered by the Mayor at the discretion of the legislative bodies.

**16. Delinquent Utility Service Charges - Special Assessment (Noticed on 4-26-12)**

**Report # 2012-00681** **Estimated Time: 1 Minute** (Actual Time:1 minutes)

**Location:** Citywide

**Action:** Moved/Seconded: Member Steve Cohn/Member Sandy Sheedy

**Yes:** Members Angelique Ashby, Steve Cohn, Robert King, Fong, Darrell Fong Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy, and Mayor Kevin Johnson.

**Continued to 7-31-12.**

**Contact:** Jamille Moens, Business Services Manager, (916) 808-5988; Shellette Smallwood, Program Specialist, (916) 808-4928, Department of Utilities

**17. Neighborhood Code Compliance Case Fees and Penalties – Findings of Fact for Special Assessment Liens** [Noticed on 6-15-12]

**Report # 2012-00594**      **Estimated Time: 5 Minutes** (Actual Time:3 minutes)

**Location:** Citywide

**Action:** Moved/Seconded: Member Sandy Sheedy/Member Kevin McCarty

**Yes:** Members Angelique Ashby, Steve Cohn, Robert King, Fong, Darrell Fong Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy, and Mayor Kevin Johnson.

Conducted a public hearing and upon conclusion passed **Resolution No. 2012-265 as amended** placing liens on the properties for the amount listed on Exhibit A for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

**Contact:** Ron O'Connor, Operations Manager (916) 808-8183, Community Development Department

**18. Housing Case Fees and Penalties - Findings of Fact for Special Assessment Liens**

[Noticed on 5-25-12]

**Report # 2012-00595**      **Estimated Time: 5 Minutes** (Actual Time: 3 minutes)

**Location:** Citywide

**Action:** Moved/Seconded: Member Steve Sheedy/Member Kevin McCarty

**Yes:** Members Angelique Ashby, Steve Cohn, Robert King, Fong, Darrell Fong Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy, and Mayor Kevin Johnson.

Conducted a public hearing with public heard from Tim Boyd and upon conclusion passed **Resolution No. 2012-266 as amended** placing liens on the properties for the amount listed on Exhibit A for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

**Contact:** Ron O'Connor-Operations Manager, (916) 808-8183, Community Development Department

**19. Formation of Township 9 Community Facilities District No. 2012-06** (Noticed on 7-9-12)

**Report # 2012-00532**      **Estimated Time: 5 Minutes** (Actual Time: 2 minutes)

**Location:** District 3

**Action:** Moved/Seconded: Member Angelique Ashby/Member Kevin McCarty

**Yes:** Members Angelique Ashby, Robert King, Fong, Darrell Fong Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy, and Mayor Kevin Johnson

**Absent:** Member Steve Cohn

Conducted a public hearing and upon conclusion passed **Resolution No. 2012-267** establishing the Township 9 Community Facilities District, providing for the levy of a special tax and calling for a special election on August 2, 2012.

**Contact:** Sheri Smith, Program Specialist, (916) 808-7204; Mark Griffin, Program Manager, (916) 808-8788; Finance Department

20. **North Franklin Property and Business Improvement District No.2012-03** (Noticed on 5-30-12)

**Report # 2012-00183**      **Estimated Time: 5 Minutes** (Actual Time:2 minutes)

**Location:** District 5

**Action:**    Moved/Seconded: Member Jay Schenirer /Member Bonnie Pannell

**Yes:**        Members Angelique Ashby, Robert King, Fong, Darrell Fong Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy, and Mayor Kevin Johnson.

**Absent:**    Member Steve Cohn

Conducted a public hearing and, upon conclusion, directed the City Clerk to: 1) tabulate the assessment ballots submitted and not withdrawn before the hearing closed; and 2) report back as a Consent item on July 31, 2012, with the tabulation results.

**Contact:** Sini Makasini, Administrative Analyst, (916) 808-7967; Mark Griffin, Program Manager, (916) 808-8788, Finance Department

21. **Delinquent Charges - Special Assessment Liens for Sidewalk Repair on Private Property and Related Costs** [Noticed on 5-18-12]

**Report # 2012-00458**      **Estimated Time: 10 Minutes** (Actual Time: 2 minutes)

**Location:** Citywide

**Action:**    Moved/Seconded: Member Jay Schenirer/Member Darrell Fong

**Yes:**        Members Robert King, Fong, Darrell Fong Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy, and Mayor Kevin Johnson.

**No:**         Member Angelique Ashby

**Absent:**    Member Steve Cohn

Conducted a public hearing and, upon conclusion, passed **Resolution No. 2012-268** accepting the delinquency lien reports, thereby placing special assessment liens on the listed properties for unpaid sidewalk repairs.

**Contact:** Brad Wasson, Revenue Manager, (916) 808-5724, Finance Department

22. **Delinquent Charges - Special Assessment Liens for Weed Abatement on Private Property and Related Costs** [Noticed on 5-18-12]

**Report # 2012-00459**      **Estimated Time: 10 Minutes** (Actual Time: 32 minutes)

**Location:** Citywide

**Action:**    Moved/Seconded: Member Sandy Sheedy/Member Angelique Ashby

**Yes:**        Members Angelique Ashby, Robert King, Fong, Darrell Fong Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy, and Mayor Kevin Johnson.

**Absent:**    Member Steve Cohn

Conducted a public hearing and upon conclusion, passed **Resolution No. 2012-269** placing special assessment liens on the listed properties listed in Exhibit A for unpaid weed abatement services.

**Contact:** Brad Wasson, Revenue Manager, (916) 808-5724, Finance Department

## Discussion Calendar (Items 23 - 24)

Discussion Calendar items include an oral presentation including those recommending “receive and file”.

### **23. (Housing Authority) Release of Request for Qualifications: Marina Vista and Alder Grove Public Housing Sites**

**Report # 2012-00616**      **Estimated Time: 15 Minutes** (Actual Time: 32 minutes)

**Location: Citywide**

**Action:**    Moved/Seconded: Member Robert King Fong/Member Sandy Sheedy

**Yes:**        Members Angelique Ashby, Steve Cohn, Robert King Fong, Darrell Fong, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy, and Mayor Kevin Johnson.

Public comment heard from Mac Worthy, Barbara Stanton, Tyrone Buckley, Gale Morgan, Frank Topping; and passed **Housing Authority Resolution No. 2012-011 as amended** directing: a) the release of a Request for Qualifications (RFQ) for a Master Developer for the proposed revitalization of the Marina Vista and Alder Grove Public Housing developments; b) the solicitation of funding for predevelopment activities from the City and County of Sacramento; and c) the amendment of the Sacramento Housing and Redevelopment Authority’s budget to receive and allocate funds from the City of Sacramento and Sacramento County to carry out predevelopment activities.

**Contact:** Chris Pahule, Program Manager, (916) 440-1350; Nick Chhotu, Assistant Director, (916) 440-1334, Sacramento Housing and Redevelopment Agency

### **24. Agreement: Fluoridation Funding Grant from First 5 Sacramento Commission Report # 2012-00256**      **Estimated Time: 60 Minutes** (Actual Time: 46 minutes)

**Location: Citywide**

**Action:**    Moved/Seconded: Member Angelique Ashby/Member Steve Cohn

**Yes:**        Members Angelique Ashby, Steve Cohn, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy, and Mayor Kevin Johnson

**No:**         Members Robert King Fong and Darrell Fong

Public comment heard from John Orsi, Kim Wallace, Robert Meagher, Julie Kauffman, Victor Hawkins, Olivia Kasirye, Cathy Mudge, Terry Jones, Tim Boyd, Tin Lieu, Kim Glazzard, Michael Fuller; and passed **Resolution No. 2012-270** authorizing the City Manager or the City Manager’s designee to 1) establish CIP (Z14130600) for the purpose of tracking fluoridation equipment improvements, 2) establish revenue and expenditure budgets for Z14130600 for the grant (Fund 6205) in the amount of \$550,000, and 3) execute a funding agreement with the First 5 Sacramento Commission, providing the City with a grant of \$550,000 in exchange for continued water fluoridation through June 30, 2015.

**Contact:** Bill Busath, Interim Engineering Manager, (916) 808-1434; Dan Sherry, Supervising Engineer, (916) 808-1419, Department of Utilities

**25. Ordinance: Transactions and Use Tax for Placement on November 6, 2012 Ballot**

**[2/3 Vote Required]**

**Report # 2012-00661**

**Estimated Time: 45 Minutes** (Actual Time:30 minutes)

**Location:** Citywide

**Action:** Moved/Seconded: Member Steve Cohn/Member Kevin McCarty

**Yes:** Members Angelique Ashby, Steve Cohn, Robert King Fong, Darrell Fong, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy, and Mayor Kevin Johnson.

Public comment heard from Jonathan Rewers, Howard Lawrence, Sherward Vang, Victoria Medina, Les Simmans, Shireen Miles and Mac Worthy; and passed 1) **Ordinance No. 2012-026** adding Chapter 3.26 to the Sacramento City Code relating to a transactions and use tax effective upon voter approval ; 2) **Resolution No. 2012-271 (Version B)** approving ballot measure text for placement on November 6, 2012 ballot.

**Contact:** Mark Prestwich, Special Projects Manager, (916) 808-5380, Office of the City Manager

**Council Comments-Ideas, Questions and Meeting/Conference Reports**

**1. Information Requests**

a. Member Kevin McCarty

1. Solid Waste-opportunity to recycle food waste

b. Member Robert King Fong

1. Agendize formalizing Chongqing China Economic Partnership agreement

**2. Board/Commission Appointments**

a. Animal Care Services

1. Kathleen Garcia (Category C)

b. Sacramento Heritage, Inc. Board of Directors

1. Kate Z. Lenox (Category A-5)

c. Sacramento Sports Commission

1. Michael Ault (Category A, Incumbent)

2. Pamela Johns (Category A, Incumbent)

**Adjourned** -9:07 pm.