



Meetings of Sacramento City Council Financing Authority Housing Authority

CITY COUNCIL

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Robert King Fong, District 4
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Darrell Fong, District 7
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Agenda

Tuesday, October 30, 2012

6:00 p.m.

City Hall-915 I Street, 1st 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 Recommendation; 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.

Meetings are broadcast live on Metrocable, Channel 14, AT&T Broadband Cable System and rebroadcast on the Saturday following the date of the meeting. (Check Listings)

Live videostreams and indexed archives of meetings are available via the internet. Visit the City's official website at http://sacramento.granicus.com/ViewPublisher.php?view_id=21.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.

PLEASE Read: Updated Information based on the Annual Council Rules of Procedure Update (1-10-12)

General Conduct for the Public Attending Council Meetings

- Members of the public attending City Council meetings shall observe the same rules and decorum applicable to the Members and staff as noted in Chapters 3 and 4 of Council Rules of Procedure.
- Stamping of feet, whistles, yells or shouting, physically threatening conduct, and/or similar demonstrations are unacceptable public behavior and will be prohibited by the Sergeant-at-Arms.
- Lobbyists must identify themselves and the client(s), business or organization they represent before speaking to the Council.
- Members of the public wishing to provide documents to the Council shall comply with Rule 7 D of the Council Rules of Procedure.

Members of the Public Addressing the City Council

- Purpose of Public Comment. The City provides opportunities for the public to address the Council as a whole in order to listen to the public's opinions regarding unagendized matters within the subject matter jurisdiction of the City during Regular meetings and regarding items on the Agenda at all other meetings.
 - Public comments should not be addressed to individual Members nor to City officials, but rather to the City Council as a whole regarding City business.
 - While the public may speak their opinions on City business, personal attacks on Members and City officials, use of swear words, and signs or displays of disrespect for individuals are discouraged as they impede good communication with the Council.
 - Consistent with the Brown Act, the public comment periods on the Agenda are not intended to be "Question and Answer" periods or conversations with the Council and City officials. The limited circumstances under which Members may respond to public comments are set out in Rule 8 D 2 of the Council Rules of Procedure.
 - Members of the public with questions concerning Consent Calendar items may contact the staff person or the Council Member whose district is identified on the report prior to the meeting to reduce the need for discussion of Consent Calendar items and to better respond to the public's questions.
- Speaker Time Limits. In the interest of facilitating the Council's conduct of the business of the City, the following time limits apply to members of the public (speakers) who wish to address the Council during the meeting.
 - **Matters not on the Agenda.** Two (2) minutes per speaker.
 - **Consent Calendar Items.** The Consent Calendar is considered a single item, and speakers are therefore subject to the two (2) minute time limit for the entire Consent Calendar. Consent Calendar items can be pulled at a Council member's request. Such pulled Consent Calendar items will be considered individually and up to two (2) minutes of public comment per speaker on those items will be permitted.
 - Discussion Calendar Items. Two (2) minutes per speaker.

Time Limits per Meeting In addition to the above time limits per item, the total amount of time any one individual may address the Council at any meeting is eight (8) minutes.

- Each speaker shall limit his/her remarks to the specified time allotment.
- The Presiding Officer shall consistently utilize the timing system which provides speakers with notice of their remaining time to complete their comments. A countdown display of the allotted time will appear and will flash red at the end of the allotted time.
- In the further interest of time, speakers may be asked to limit their comments to new materials and not repeat what a prior speaker said. Organized groups may choose a single spokesperson who may speak for the group but with no increase in time.
- Speakers shall not concede any part of their allotted time to another speaker.
- The Presiding Officer may further limit the time allotted for public comments per speaker or in total for the orderly conduct of the meeting and such limits shall be fairly applied.

AGENDA

Tuesday, October 30, 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.

Roll Call

Pledge of Allegiance

Closed Session Report

Special Presentations/General Communications

a. Souls of the City: Dia De Los Muertos in Old Sacramento

In addition to those items listed on the agenda, the Mayor may add additional ceremonial matters.

Public Comments-Matters Not on the Agenda (2 minutes per speaker)

Consent Calendar (Items 1 - 20) Estimated Time: 5 minutes

All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request an item be removed for separate consideration.

1. September 2012 Monthly Investment Transactions Report

Report # 2012-00854

Location: Citywide

Recommendation: Receive and file.

Contact: John Colville, Chief Investment Officer, (916) 808-8297, Office of the City Treasurer

2. (Pass for Publication) Rapp Tentative Map and Rezone (P11-056)

Report # 2012-00865

Location: 501 Jessie Avenue (northwest corner of Jessie Avenue and Taylor Street), District 2

Recommendation: 1) Review a) a Resolution determining Project is Exempt from review under the California Environmental Quality Act, b) a Resolution approving a tentative map and subdivision modification in the proposed Standard Single-Family (R-1) zone, c) an Ordinance rezoning 4.56 net acres from Agricultural (A) zone to Standard Single-Family (R-1) zone; and 2) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted on November 13, 2012.

Contact: David Hung, Associate Planner, (916) 808-5530; Lindsey Alagozian, Senior Planner, (916) 808-2659, Community Development Department

3. Agreements: Township 9 Housing and Community Development Department (HCD) Catalyst Grant

Report # 2012-00820

Location: District 3

Recommendation: Pass a **Resolution** authorizing: 1) approval of a Grant Application Package and Memorandum of Understanding with the State of California Housing and Community Development Department (HCD) for a Gold Catalyst Grant for the Township 9 Project; 2) approval of the Standard Agreement with HCD for the \$1.350 million Catalyst Grant; 3) approval of the Assignment and Assumption Agreement with Capitol Station 65 LLC for the Catalyst Grant; and 4) establishment of revenue and expenditure budgets for the grant fund (Fund 3704).

Contact: Rachel Hazlewood, Senior Project Manager, (916) 808-8645, Economic Development Department

4. Cooperative Purchase Agreement: Liquefied Natural Gas (LNG)

Report # 2012-00809

Location: Citywide

Recommendation: Pass a Motion: 1) increasing the maximum purchase price authorized under cooperative purchase agreement (WA00023537) between the County of Sacramento and Clean Energy for the purchase of liquefied natural gas (LNG) from \$2,500,000 to 4,000,000 through July 31, 2013, or until the contract is no longer available for use through extension or early termination; and 2) authorizing the City Manager or the City Manager's designee to execute purchases in the amounts specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal years.

Contact: Keith Leech, Fleet Manager, (916) 808-5869, General Services Department

5. Disposal of Surplus Refuse Bins and Debris Boxes

Report # 2012-00863

Location: Citywide

Recommendation: Pass a Motion authorizing the City Manager or the City Manager's designee to execute an agreement for the sale of surplus refuse bins and debris boxes to USA Waste of California in an amount not to exceed \$129,126.

Contact: Steve Harriman, Integrated Waste General Manager, (916) 808-4949, General Services Department

6. Contract: Citywide Towing and Roadside Services

Report # 2012-00841

Location: Citywide

Recommendation: Pass a Motion: 1) awarding one-year contracts with three one-year renewal options for the purchase of towing and roadside services to: a) Arnold's Towing, Inc. in an amount not to exceed \$1,095,683 for the potential four-year period; b) College Oak Towing in an amount not to exceed \$474,775 for the potential four-year period; c) Pirtek Power Inn in an amount not to exceed \$1,070,340 for the potential four-year period; and 2) authorizing the City Manager or the City Manager's designee to execute the contracts and renewal options specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal year.

Contact: Keith Leech, Fleet Manager, (916) 808-5869, General Services Department

7. Supplement Agreement: Intermodal Depot Retrofit Project (T15029000)

Report # 2012-00853

Location: District 1

Recommendation: Pass a Motion: 1) authorizing the City Manager or the City Manager's designee to execute Supplemental Agreement No. 3 to City Agreement No. C2011-0220 with ENERCON for environmental monitoring services in an amount not to exceed \$50,452 for a revised total agreement amount not to exceed \$148,520; and 2) ratifying all previous supplemental agreements issued under City Manager authority.

Contact: David Morgan, Associate Architect, (916)808-8425; Hinda Chandler, Senior Architect, (916) 808-8422, General Services Department

8. Supplemental Agreement: Internet Services

Report # 2012-00849

Location: Citywide

Recommendation: Pass a Motion 1) authorizing the City Manager or City Manager's designee to execute Supplemental Agreement No. 1 to Agreement 2010-0491 with TW Telecom Holdings, Inc. for internet connectivity services, to increase the not-to-exceed amount to \$221,752; and 2) ratify payments previously made for services rendered in fiscal year 2011/12 in the amount of \$74,584.

Contact: Darin Arcolino, IT Manager, (916) 808-0403; Gary S. Cook, Chief Information Officer, (916) 808-8600, Information Technology Department

9. Agreement: Township 9 Cannery Plaza

Report # 2012-00850

Location: Adjacent to 426 North 7th Street, District 3

Recommendation: Pass a **Resolution** 1) approving the Park Development Impact Fee Credit Agreement for Township 9 Cannery Plaza; 2) establishing a new Capital Improvement Program (CIP) project, for City costs associated with development of Cannery Plaza (L19017000); 3) accepting security in the form of a Cash Deposit or Unconditional Standby Letter of Credit in the amount of \$501,162 pursuant to the Park Development Impact Fee Credit Agreement from T9 Affordable Housing Partners, LP; 4) accepting payment of \$73,587 pursuant to the Park Development Impact Fee Credit Agreement from T9 Affordable Housing Partners, LP to be deposited into Park Development Impact Fee (PIF), Fund 3204; 5) appropriating \$56,060 from Park Development Impact Fee (PIF), Fund 3204, to L19017000; and 6) appropriating \$3,158 from Park Development Impact Fee (PIF), Fund 3204, to L19920100 for Community Plan Area 1 Art in Public Places.

Contact: Mary de Beauvieres, Principal Planner, (916) 808-8722, Department of Parks and Recreation

10. Grant: United States Olympic Committee

Report # 2012-00821

Location: Citywide

Recommendation: Pass a **Resolution:** 1) authorizing the City Manager or his designee to execute an agreement and any extensions, amendments, reapplications, or other related documents with the United States Olympic Committee (USOC) Paralympic Division as necessary for the City to accept funding for a one-year grant for regional Paralympic sport development program for veterans with disabilities in Northern California in an amount not to exceed \$150,000 during Fiscal Year (FY) 2013/14; and 2) authorizing the City Manager or his designee to adjust the necessary operating revenue and expenditure budgets to implement the grant.

Contact: Bernadette Cheek, Administrative Analyst, (916) 808-6097; Alan Tomiyama, Recreation Manager, (916) 808-8958, Department of Parks and Recreation

11. Agreement: County of Sacramento Medi-Cal Administrative Activities Program Report # 2012-00866

Location: Citywide

Recommendation: Pass a **Resolution** authorizing the City Manager or designee to 1) execute the Cost Reimbursement Agreement with the County of Sacramento for Medi-Cal Administrative Activities (MAA) program funding for Fiscal Years 2011/12 and 2012/13 in the total amount of \$1,000,000; 2) enter into a new agreement or any amendments with the County for the MAA funding through June 30, 2014, as long as the agreement or amendment terms are substantially the same and any increase in funding does not exceed \$500,000; and 3) adjust the revenue and expenditure budgets for the Parks and Recreation Department and Project G19070400 as necessary to implement the Cost Reimbursement Agreements with the County of Sacramento for the MAA program funding.

Contact: Kelly Bennett-Wofford, Program Manager, (916) 808-3800; Murray Levison, Administrative Officer, (916) 808-6195, Department of Parks and Recreation

12. Cooperative Work Agreement – Cosumnes River Boulevard Extension Report # 2012-00842

Location: Along Interstate 5, one mile south of Pocket Road/Meadowview Road in the Pocket and Airport Meadowview Planning Areas, Districts 7 and 8

Recommendation: Pass a **Resolution** authorizing the Director of Public Works to sign and submit, on behalf of the City of Sacramento, a request to Caltrans for a Cooperative Work Agreement (CWA) time extension to utilize federal transportation funds authorized for the Cosumnes River Boulevard Extension and Interchange Project (T15018000).

Contact: Lucinda Willcox, Program Manager, (916) 808-5052; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

13. Contract Change Order No. 5 for the Del Paso Boulevard Streetscape Project (T15098400)

Report # 2012-00859

Location: Del Paso Boulevard from Arden Way to Acoma Street, District 2

Recommendation: Pass a **Resolution:** 1) authorizing the City Manager to execute contract change order No. 5 with McGuire and Hester; 2) resetting the City Manager's administrative authority to issue contract change orders to City Contract No. 2011-1514; and 3) amending the FY2012/13 CIP by transferring \$185,912 from the Marysville Boulevard Streetscape Improvement Project (T15086100) to the Del Paso Boulevard Streetscape Enhancement Project (T15098400).

Contact: Matt Johns, Assistant Engineer, (916) 808-5760; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

14. Contract: Oleander Streetscape Maintenance Report # 2012-00798

Location: Districts 4 and 5

Recommendation: Pass a Motion awarding a one-year non-professional services agreement for the maintenance of the Oleander Streetscapes with New Image Landscape Company for an amount not to exceed \$63,552 and options to extend the agreement for up to two additional one-year periods, with the total amount of the agreement, including the optional two one-year extensions, not to exceed \$191,892.

Contact: James Horton, Program Specialist, (916) 808-5567; Juan Montanez, Streets Manager (916) 808-2254, Department of Public Works

15. Contract: Freeport Streetscape Maintenance

Report # 2012-00804

Location: District 4, 5

Recommendation: Pass a Motion awarding a one-year non-professional services agreement for the maintenance of the Freeport Streetscapes with Roush Landscape Services for an amount not to exceed \$49,800 and options to extend the agreement for up to two additional one-year periods, with the total amount of the agreement, including the optional two one-year extensions, not to exceed \$149,400.

Contact: James Horton, Program Specialist, (916)808-5567; Juan Montanez, Streets Manager, (916) 808-2254; Department of Public Works

16. Contract: Center Parkway Mack Streetscape Maintenance

Report # 2012-00805

Location: Districts 7, 8

Recommendation: Pass a Motion awarding a one-year non-professional services agreement for the maintenance of the Center Parkway Mack Streetscapes with New Image Landscape Company for an amount not to exceed \$47,160 and options to extend the agreement for up to two additional one-year periods, with the total amount of the agreement, including the optional two one-year extensions, not to exceed \$142,320.

Contact: James Horton, Program Specialist, (916) 808-5567; Juan Montanez, Streets Manager, (916) 808-2254; Department of Public Works

17. Contract: Franklin Arlington Streetscape Maintenance

Report # 2012-00806

Location: District 7, 8

Recommendation: Pass a Motion awarding a one-year non-professional services agreement for the maintenance of the Franklin Arlington Streetscapes with Oliver Landscape Management Inc. for an amount not to exceed \$61,200 and options to extend the agreement for up to two additional one-year periods, with the total amount of the agreement, including the optional two one-year extensions, not to exceed \$183,600.00

Contact: James Horton, Program Specialist, (916) 808-5567; Juan Montanez, Streets Manager, (916) 808-2254; Department of Public Works

18. Contract: Northborough Streetscapes Maintenance

Report # 2012-00800

Location: District 1

Recommendation: Pass a Motion awarding a one-year non-professional services agreement for the maintenance of the Northborough Streetscapes with New Image Landscape Company for an amount not to exceed \$42,540 and options to extend the agreement for up to two additional one-year periods, with the total amount of the agreement, including the optional two one-year extensions, not to exceed \$128,460.

Contact: James Horton, Program Specialist, (916) 808-5567; Juan Montanez, Streets Manager (916) 808-2254, Department of Public Works

19. **(Housing Authority/City Council) Loan Modification: Quinn Cottages Project**

Report # 2012-00834

Location: District 3

Recommendation: Pass 1) a **Housing Authority Resolution** (a) finding that the Property is not required for the Housing Authority's foreseeable needs and it is being transferred to a nonprofit for the continued operation of housing for low income individuals and families; (b) as Successor Housing Agency i) authorizing the Executive Director or her designee to execute a Disposition and Development Agreement with Mercy Housing California 60, a California limited partnership, or related entity for Quinn Cottages (Project), ii) authorizing the Executive Director or her designee to execute all necessary documents associated with the transaction, and iii) authorizing the execution of a lease for the property with Mercy Housing California if necessary; 2) a **City Resolution** a) authorizing the Sacramento Housing and Redevelopment Agency (Agency) to consent to the loan assignment and execute a loan modification with Mercy Housing California 60, LP, or related entity, whereby accrued interest of approximately \$650,000 is forgiven, the interest rate is reduced to zero percent and the loan is extended with a new term of 55 years, b) authorizing the Agency to execute all necessary documents associated with the modification; and c) consenting to the disposition of the Property.

Contact: Christine Weichert, Assistant Director, Development Finance, (916) 440-1353; Jeree Glasser-Hedrick, Program Manager, (916) 440-1302, Sacramento Housing and Redevelopment Agency

20. **(Housing Authority) Acquisition of 2793 Meadowview Road**

Report # 2012-00862

Location: District 8

Recommendation: Pass a **Housing Authority Resolution** a) approving the acquisition of a multi-family residential four-plex property located at 2793 Meadowview Road for fair market value as determined by an independent appraisal; b) establishing the budget for the acquisition, tenant relocation, and rehabilitation of the property, in an amount not to exceed \$675,000; and c) authorizing the Executive Director to take all actions and enter into any agreements and contracts as may be necessary to carry out the project.

Contact: Chris Pahule, Program Manager, (916) 440-1350, Sacramento Housing and Redevelopment Agency

Public Hearings (Items 21 and 22)

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

21. **Zoning Code Parking Update (LR11-005)** (Passed for publication on 10-23-12, published on 10-26-12)

Report # 2012-00697 **Estimated Time: 20 Minutes**

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion, pass an **Ordinance** repealing and reenacting chapter 17.64, and amending sections 17.16.010, 17.24.040, 17.24.050, 17.28.030, 17.40.040, 17.68.010, 17.68.020, 17.96.090, 17.104.020, 17.120.070, 17.120.080, 17.120.090, 17.120.100, 17.120.110, 17.120.120, 17.124.050, 17.128.030, 17.168.050, 17.172.040, and 17.178.060 of Title 17, and repealing sections 10.44.140 through and including section 10.44.200 of Title 10, of the Sacramento City Code, relating to off-street parking; and 2) a **Resolution** establishing permit fees for administrative parking permits and temporary surface parking lot permits.

Contact: Greg Sandlund, Associate Planner, (916) 808-8931, Community Development Department

22. Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing – For Issuance of Tax Exempt Bonds by the California Statewide Communities Development Authority (CSCDA) For Wong Center Apartments

Report # 2012-00832 Estimated Time: 5 Minutes

Location: 331 J Street, District 4

Recommendation: Pass a **Resolution** indicating the City has conducted a public hearing to approve the issuance and delivery of the obligations solely for the purpose of fulfilling the requirement of Section 147(f) of the Internal Revenue Service Code related to the proposed bond issuance.

Contact: Christine Weichert, Assistant Director, Development Finance, (916) 440-1353; Jeree Glasser-Hedrick, Program Manager, Development Finance, (916) 440-1302, Sacramento Housing and Redevelopment Agency

Discussion Calendar (Items 23 and 24)

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

23. (Pass for Publication) California Public Employees’ Retirement System Contract

Report # 2012-00897 Estimated Time: 5 Minutes

Location: Citywide

Recommendation: 1) Pass a **Resolution** of Intent approving the contract between the Board of Administration California Public Employees’ Retirement System and the City of Sacramento; 2) Review an Ordinance amending the contract between the Board of Administration California Public Employees’ Retirement System and the City of Sacramento, and 3) pass for publication the Ordinance title as required by Sacramento City Charter Section 32(c), with the ordinance to be adopted on November 20, 2012.

Contact: Geri Hamby, Director of Human Resources, (916) 808-7173; Denise Deprato, Support Services Manager, (916) 808-8249, Department of Human Resources

24. Annual Update of Rental Housing Inspection Program

Report # 2012-00844 Estimated Time: 10 Minutes

Location: Citywide

Recommendation: Receive and file.

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

Information Reports (Item 25)

These items are for information only and are not eligible for action at this time.

25. Broadway Triangle Subdivision: Notification of “Final Map” and Subdivision Improvement Agreement

Report # 2012-00902

Location: District 5

Recommendation: Receive and file.

Contact: Jerry Lovato, Senior Engineer, (916) 808-7918, Public Works Department

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment