



**CITY COUNCIL**

- Kevin Johnson**, Mayor
- Angelique Ashby**, Vice Mayor, District 1
- Allen Warren**, District 2
- Steve Cohn**, District 3
- Steve Hansen**, District 4
- Jay Schenirer**, District 5
- Kevin McCarty**, District 6
- Darrell Fong**, District 7
- Bonnie Pannell**, District 8

**CHARTER OFFICERS**

- James Sanchez, City Attorney
- Shirley Concolino, City Clerk
- John F. Shirey, City Manager
- Russ Fehr, City Treasurer

**Agenda**  
**City Council**  
**Financing Authority**  
**Housing Authority**

**City Hall-Council Chamber**  
**915 I Street, 1<sup>st</sup> Floor**  
 Published by the  
**Office of the City Clerk**  
**(916) 808-5163**

**Tuesday, November 26, 2013**  
**6:00 p.m.**

**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](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.

### **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 non-agendized 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, November 26, 2013**

**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**

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

**Consent Calendar**     **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. Contract Supplement No. 2: Fleet Parts and Inventory Program**

**Services** (Reviewed 11/19/2013)

Report # 2013-00833

**Location:** Citywide

**Issue:** The recommended contract supplement will be used to purchase parts and manage inventory for a diverse City fleet of 2,300 vehicles and equipment.

**Recommendation:** Pass a Motion authorizing the City Manager or the City Manager's designee to execute Contract Supplement No. 2 to Contract No. 2009-0851 with Genuine Parts Company / National Auto Parts Association (NAPA) for on-site fleet parts and inventory program services in an amount not to exceed \$3,930,000, bringing the existing contract in the amount of \$21,050,000 to a revised total contract amount not to exceed \$24,980,000.

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

**2. Approval of City Council Meeting Minutes**

Report # 2013-00823

**Location:** Citywide

**Issue:** The City Clerk delivers the minutes to the legislative body before certifying them for the official record.

**Recommendation:** Pass a Motion approving the City Council Meeting Minutes dated November 5, 2013.

**Contact:** Shirley Concolino, City Clerk, (916) 808-5442, Office of the City Clerk

**3. Notification of Election Results for Retirement Hearing Commission**

Report # 2013-00904

**Location:** Citywide

**Issue:** Notice of the election results and opening of an appeals period for Sacramento City Employees Retirement System (SCERS) members is pursuant to the adopted procedures for the election of employee members to the Sacramento City Retirement Hearing Commission.

**Recommendation:** Receive and file.

**Contact:** Shirley Concolino, City Clerk, (916) 808-5442, Office of the City Clerk

**4. City Board and Commission Term Expiration List for 2014**

Report # 2013-00869

**Location:** Citywide

**Issue:** This report provides advance notice, in accordance with the Maddy Act (Government Code 54970), regarding City board and commission positions that expire in 2014.

**Recommendation:** Receive and file.

**Contact:** Wendy Klock-Johnson, Assistant City Clerk, (916) 808-7200, Office of the City Clerk

**5. Confirmation of Board/Commission Appointments**

Report # 2013-00888

**Location:** Citywide

**Issue:** The Mayor's appointments to boards and commissions require Council confirmation.

**Recommendation:** Pass a Motion confirming board/commission appointment(s) to 1) Measure U Citizens Oversight Committee – Cecily Hastings (Category B), Chris Shipman (Category C), Michelle Smira (Category D) and Carlos Anguiano (Category E); and 2) Sacramento Heritage Inc. Board of Directors – Amber Grady (Category A-1) and William Burg (Category A-3).

**Contact:** Wendy Klock-Johnson, Assistant City Clerk, (916) 808-7200, Office of the City Clerk

**6. Administrative Approvals Associated with the June 3, 2014 Primary and November 4, 2014 General Election**

Report # 2013-00885

**Location:** District 1, 3, 5, and 7

**Issue:** The terms for the incumbent Council Members in District 1, 3, 5, and 7 will expire in November 2014. Pursuant to the City Charter, regular city elections are to be consolidated with statewide elections. In addition, it is necessary to formally request the County Board of Supervisors to consolidate and provide election services.

**Recommendation:** 1) Pass a **Resolution** calling for a primary municipal election to be held on Tuesday, June 3, 2014, for the election of certain officers (Council Districts 1, 3, 5, and 7); and for a general municipal election to be held on Tuesday, November 4, 2014, for a run-off election of certain officers if necessary; 2) pass a **Resolution** requesting the Sacramento County Board of Supervisors to consolidate the City of Sacramento's primary and general municipal elections with the statewide primary and general elections; and 3) pass a **Resolution** requesting the Sacramento County Board of Supervisors to permit the County Elections Official to render certain election services to the City of Sacramento in connection with the consolidated elections.

**Contact:** Shirley Concolino, City Clerk, (916) 808-5442, Office of the City Clerk

**7. October 2013 Monthly Investment Transaction Report**

Report # 2013-00868

**Location:** Citywide

**Issue:** The City Treasurer provides monthly reports to the City Council on current investment activity.

**Recommendation:** Receive and file.

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

**8. (Pass for Publication) 645 Carroll Avenue (P13-037) Tentative Map Approval**

Report # 2013-00838

**Location:** 645 Carroll Avenue, District 2

**Issue:** The proposal to develop three single-unit dwellings on 0.37 partially developed acres in the proposed R-1A-SPD (Single-Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District). The project requires the approval of a rezone from City Council to allow the new residential development, and City Council has the authority to approve all the other entitlements.

**Recommendation:** 1) Review a) a Resolution approving the CEQA Exemption, b) a Resolution approving a tentative subdivision map and site plan and design review for new single-unit dwelling development in the proposed Single-Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District (R-1A-SPD) zone, c) an Ordinance to rezone 0.37 acres from Single-Unit Dwelling zone within the Del Paso Nuevo Special Planning District (R-1-SPD) to Single-Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District (R-1A-SPD); and 2) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted on December 3, 2013.

**Contact:** Gregory Bitter, AICP, Principal Planner, (916) 808-7816; Lindsey Alagozian, Senior Planner, (916) 808-2659; Luis R. Sanchez, AIA, LEED AP, Senior Architect, (916) 808-5957; Arwen Wacht, Associate Planner, (916) 808-1964, Community Development Department

**9. (Pass for Publication) Natomas Crossing Youth Services Community Facilities District No. 2013-01 (District)**

Report # 2013-00649

**Location:** District 1

**Issue:** A mailed ballot election regarding the establishment of the District was conducted pursuant to Mello-Roos Communities Facilities Law of 1982.

**Recommendation:** 1) Pass a **Resolution** determining the results of the special mailed-ballot election; 2) review an ordinance levying a special tax solely within and relating to the District; and 3) pass for publication the ordinance title as required by City Charter Section 32(c), with the ordinance to be adopted on December 3, 2013.

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

**10. Grant/Agreement: California Task Force Seven (CA TF-7), Urban Search and Rescue (US&R) Team's Lyons, CO Flooding White Incident Support Team (IST) Deployment (G12702600)**

Report # 2013-00877

**Location:** Citywide

**Issue:** Approval of the proposed resolution will allow the City of Sacramento Fire Department, as the sponsoring agency of the California Task Force Seven (CA TF-7), Urban Search and Rescue Team (US&R), to receive reimbursement for costs associated with the deployment activities for the Lyons, CO Flooding White Incident Support Team (IST) deployment.

**Recommendation:** Pass a **Resolution** 1) authorizing the City Manager, or Interim Fire Chief and Deputy Fire Chief, as his designees, on behalf of the City of Sacramento, to execute the agreement (EMW-2008-CA-1498, Amendment M018) accepting federal funding in the amount of \$61,600 for the CA TF-7 US&R Team Lyons, CO Flooding White IST Deployment; 2) establishing an operating grant for CA TF-7 US&R Team Lyons, CO Flooding White IST Deployment (G12702600); and 3) establishing a \$61,600 revenue and expenditure budget for the CA TF-7 US&R Team Lyons, CO Flooding White IST Deployment (G12702600).

**Contact:** Niko King, Assistant Chief, (916) 808-1610; Denise Pinkston-Maas, Support Services Manager, (916) 808-1604, Fire Department

**11. Contract: North Natomas Regional Park Trail Lighting (L13000600)**

Report # 2013-00847

**Location:** 4989 Natomas Boulevard, District 1

**Issue:** The existing pathways located in the North Natomas Regional Park are utilized by cyclists, joggers, and pedestrians, including school children. The pathways currently do not have area lighting. This project will construct an advanced sustainable lighting system for the pathways.

**Recommendation:** 1) Pass a **Resolution** transferring \$30,000 from available fund balance in the Quimby Act Fund (Fund 2508) to the North Natomas Regional Park Trail Lighting Project (L13000600); and 2) Pass a Motion a) approving the contract's construction plans and specifications, b) awarding a construction contract to Tim Paxsin's Pacific Excavation, Inc., the lowest responsive and responsible bidder, in an amount not to exceed \$329,900 for the North Natomas Regional Park Trail Lighting Project; and c) authorizing the City Manager or the City Manager's designee to execute the contract specified above.

**Contact:** James Christensen, Senior Engineer, (916) 808-5863 and Yadi Kavakebi, Facilities & Real Property Superintendent, (916) 808-8432, Department of General Services

**12. Cooperative Purchase Agreement: BMW Patrol Motorcycles**

Report # 2013-00861

**Location:** Citywide

**Issue:** The Department of General Services, Fleet Management Division, has a customer requirement to purchase patrol motorcycles for the Police Department.

**Recommendation:** Pass a Motion 1) approving the use of the Los Angeles County cooperative purchase agreement with Long Beach BMW Motorcycles (Contract No. PO-SH-14321689) for the purchase of five BMW patrol motorcycles in an amount not to exceed \$129,839; and 2) authorizing the City Manager or the City Manager's designee to execute the purchase specified above.

**Contact:** Iseña Garcia, Program Specialist, (916) 808-1163; Keith Leech, Fleet Manager, (916) 808-5869, Department of General Services

**13. Cooperative Purchase Agreement: Utilities Service Trucks**

Report # 2013-00867

**Location:** Citywide

**Issue:** The Department of General Services, Fleet Management Division, has a customer requirement to replace three utilities service trucks used for various pipe repairs for the Department of Utilities, Operation and Maintenance Division.

**Recommendation:** Pass a Motion 1) approving the use of the National Joint Power Alliance (NJPA) cooperative purchase agreement with National Auto Fleet Group (Contract No. 102811-NAF) for the purchase of three Freightliner CNG chassis in an amount not to exceed \$430,962; and 2) authorizing the City Manager or the City Manager's designee to execute the purchase specified above.

**Contact:** Iseña Garcia, Program Specialist, (916) 808-1163; Keith Leech, Fleet Manager, (916) 808-5869, Department of General Services

**14. McClellan Heights Infrastructure Project – Pinell Street Improvements - Approve Change Order No. 3**

Report # 2013-00842

**Location:** Pinell Street between Bell Avenue and North Avenue, District 2

**Issue:** The Pinell Street project is under construction. The City Council's approval of Change Order No. 3 and the transfer of funds are necessary to complete the construction of the project.

**Recommendation:** Pass a **Resolution** 1) authorizing the City Manager to execute Change Order No. 3 in the amount of \$199,081 with Cazadores Construction, Inc.; 2) transferring funds in the amount of \$250,000; 3) resetting the City Manager's Change Order Authority; and 4) resetting the administrative authority for the Major Street Improvements Project (T15138000) and the McClellan Heights Infrastructure Project (T15016000).

**Contact:** Tim Mar, Supervising Engineer, (916) 808-7531; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

**15. Acceptance of Fiscal Year 2012/2013 Measure A Construction Interest Allocation**

Report # 2013-00860

**Location:** Citywide

**Issue:** Acceptance of the FY2012/2013 Measure A Construction (Fund 2001) interest allocation in the amount of \$86,266 is required for the submission of the reallocation request to the Sacramento Transportation Authority (STA) and for future programming.

**Recommendation:** Pass a **Resolution** 1) accepting the FY 2012/2013 Measure A Construction interest allocation of \$86,266; and 2) directing staff to submit the FY 2012/2013 Measure A Construction interest allocation funding plan to Sacramento Transportation Authority.

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

**16. Supplemental Agreement: Northwest Loss Prevention Consultants**

Report # 2013-00871

**Location:** Downtown, District 4

**Issue:** The Department of Public Works, Parking Services Division utilizes mystery shopper services to receive valuable information on the effectiveness of its operations in downtown parking facilities. The City Code requires City Council approval of contract amendments equal to or greater than \$100,000.

**Recommendation:** Pass a Motion authorizing the City Manager or his designee to execute a supplemental agreement to City Agreement 2010-0359 with Northwest Loss Prevention Consultants for a new, not-to-exceed amount of \$149,333.

**Contact:** Matt Eierman, Parking Services Manager (Interim), (916) 808-5849, Department of Public Works

**17. Parking Agreement: California Fruit Building**

Report # 2013-00883

**Location:** Downtown, District 4

**Issue:** California Fruit Building, LLC is purchasing the California Fruit Building, located at 1006 Fourth Street, and wants to enter into a parking agreement with the City to provide a long-term source of convenient parking for the tenants of its building.

**Recommendation:** Pass a Motion authorizing the City Manager or his designee to execute a six-year parking agreement with California Fruit Building, LLC. for up to 80 parking permits at Old Sacramento Garage.

**Contact:** Matt Eierman, Parking Services Manager (Interim), (916) 808-5849; Department of Public Works

**18. Award Contract: T Street Sewer Replacement, 19th-21st Street**

Report # 2013-00835

**Location:** District 4

**Issue:** The project will replace existing deteriorated sewer pipes and associated appurtenances.

**Recommendation:** Pass a Motion approving the contract plans and specifications for the T Street Alley Sewer, 19th-21st Street project (X14010052), and awarding the contract to CSI Engineering for an amount not to exceed \$238,469.67.

**Contact:** Bill Busath, Engineering & Water Resources Manager, (916) 808-1434; Brett Grant, Supervising Engineer, (916) 808-1413, Department of Utilities

**19. (Agreement/Contract for Information and Review) (City Council/Housing Authority) Approval of Bond, Transfer and Financing Documents for Rehabilitation of Washington Plaza Apartments**

Report # 2013-00873

**Location:** 1318 E Street, District 4

**Issue:** Resolution No. 2013-0117 (Council Rules of Procedure) requires additional posting time for labor agreements and agreements greater than \$1,000,000. This report requests the approval final bond documents, carry-back loan, permanent loan, ground lease and related transfer documents for rehabilitation of the 1318 E Street property.

**Recommendation:** Review a report recommending passing 1) a Housing Authority Resolution a) approving the issuance, execution and delivery of multifamily housing revenue bonds of up to \$12,722,000 to finance rehabilitation of the 76-unit Washington Plaza Senior Apartments ("Project"), b) authorizing the Executive Director or her designee to execute and deliver the Master Pledge and Assignment, Regulatory Agreement and Declaration of Restrictive Covenants and other documents relating thereto, and c) approving all actions taken by officers and agents of the Housing Authority that they deem necessary or advisable to issue and deliver the bonds; 2) a Housing Authority Resolution authorizing the Executive Director or her designee to a) terminate the existing ground lease for Housing Authority property at 1318 E Street with Sacramento Housing Authority Repositioning Program, Inc. ("SHARP"), b) execute a Disposition and Development Agreement ("DDA") between the Housing Authority and the Sacramento Housing and Redevelopment Agency (jointly "Agency") and Washington Plaza Housing Associates, LP ("Developer"), c) execute a \$390,000 ground lease for 1318 E Street to the Developer or related entity, d) execute a \$5,458,000 Acquisition Loan Agreement ("Seller Carryback Loan") between the Housing Authority and the Developer, e) approve standard Housing and Urban Development Use Agreement, f) execute and transmit related documents, and g) amend the budget to receive and allocate payments associated with DDA; 3) a City Council Resolution, authorizing the Executive Director or her designee to a) execute a \$3,120,000 Permanent Loan Agreement comprised of up to \$2,568,000 of City HOME funds and \$552,000 of Community Development Block Grant funds, b) execute the DDA between the Agency and Developer, and c) perform other actions and execute documents approved by Agency Counsel that may be required to implement the Permanent Loan Agreement and the DDA, and d) continue to December 3, 2013 for approval.

**Contact:** Christine Weichert, Assistant Director, (916) 440-1353; Celia Yniguez, Program Manager, (916) 440-1302, Sacramento Housing Authority and Redevelopment Agency

## **Discussion Calendar**

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

### **20. Strategies to Mitigate Illegal Dumping**

Report # 2013-00611 **Estimated Time: 30 minutes**

**Location:** Citywide

**Issue:** Illegal dumping of junk and debris in the public right-of-way continues to create health, safety and aesthetic impacts on City streets and neighborhoods. This report outlines the proposed strategy to mitigate illegal dumping through improved collection, enforcement, rewards, and education programs.

**Recommendation:** Direct staff to proceed with the actions necessary to implement the proposed illegal dumping mitigation strategy.

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

## **Information**

### **21. Notification of "Final Map and Subdivision Improvement Agreement Approval" for Bruceville American Dream**

Report # 2013-00907

**Location:** District 8

**Issue:** Notice to the City Council that a subdivision map is being reviewed for final approval and posting of the notice with the City Council's regular agenda is required by City Code.

**Recommendation:** Receive and file.

**Contact:** Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Department of Public Works

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

## **Adjournment**