

## CITY COUNCIL

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Allen Warren, District 2  
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## 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 Public Financing 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, April 22, 2014**  
**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.
  - o 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.
  - o 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.
  - o 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.
  - o 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.
  - o **Matters not on the Agenda.** Two (2) minutes per speaker.
  - o **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.
  - o **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, April 22, 2014**

**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**

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

- a. **Recognizing MADD – PowerTalk 21 Day**
- b. **Recognizing Patrick Mulvaney of Mulvaney’s B&L Restaurant**
- c. **Recognizing April 26, 2014 as “ReIMAGINE Mack Road Day”**

## **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. (Pass for Publication) McKinley Village Project (P08-086)**

Report # 2014-00291

**Location:** Parcels generally to the North of Union Pacific Railroad, South of Business 80, East of Alhambra Boulevard, and West of Lanatt. Assessor’s Parcel Numbers: 001-0170-028; and ingress and egress through 001-0170-009, 001-0170-013, 001-0170-025, 003-0010-003; 003-0050-012, 003-0050-014, 003-0050-016, 003-0061-011; 004-0010-002, and 004-0010-031.

**Recommendation:** 1) Review a Resolution certifying the an Environmental Impact Report (EIR) and adopting a Mitigation Monitoring Plan; 2) review an Ordinance adopting a Development Agreement; 3) review a Resolution approving the General Plan Amendment of 48.8± acres from Planned Development to Traditional Neighborhood Medium Density Residential; 4) review an Ordinance to Rezone 48.8 acres from Heavy Industrial (M-2) to 46.2 acres of Single-Unit or Duplex Dwelling (R-1A PUD), 1.6 acres of Multi-Unit Dwelling (R-2A PUD), and 1.0 acres of Residential Mixed Use (RMX PUD) zones; 5) review a

Resolution establishing the McKinley Village Planned Unit Development (PUD) with associated PUD Guidelines and PUD Schematic Plan; 6) review a Resolution approving the Bikeway Master Plan Amendment to incorporate the bikeway network for the McKinley Village project; 7) review a Resolution approving a Master Parcel Map to subdivide one parcel into eleven large lot parcels on 48.8± acres; a Subdivision Tentative Map to subdivide the site for a residential subdivision, park, and recreation center comprised of 384 parcels on 48.8± acres; a Subdivision Modifications to allow nonstandard street sections; the Site Plan and Design Review for the construction of 312 single-unit dwellings, 24 multi-unit dwellings, and a recreation center; and the Driveway Variances to reduce the width of the proposed driveways from 24 feet to 20 feet for all proposed courts; and 8) pass for publication the Ordinance titles as required by Sacramento City Charter section 32(c) to be adopted on April 29, 2014.

**Contact:** Evan Compton, Associate Planner, (916) 808-5260; Lindsey Alagozian, Senior Planner, (916) 808-2659; Luis Sanchez, AIA, LEED AP, Senior Architect, (916) 808-5957, Community Development Department

**2. Resolution of Support for the B Street Theatre Application to the California Infrastructure and Economic Development Bank**

Report # 2014-00296

**Location:** District 4

**Recommendation:** Pass a **Resolution** of support for the B Street Theatre's application to the California Infrastructure and Economic Development Bank for an economic expansion loan in the amount of \$9.4 million for the construction of a relocated and expanded B Street Theatre at 2710 Capitol Mall.

**Contact:** Leslie Fritzsche, Sr. Development Project Manager, (916) 808-5450, Economic Development Department

**3. Contract: Wild Rose Park Development (L19187001) [Reviewed 04/17/2014]**

Report # 2014-00192

**Location:** District 1

**Recommendation:** 1) Pass a **Resolution** approving the transfer of \$150,000 from Park Development Impact Fee (PIF) (Fund 3204) funds to L19187001; and 2) pass a Motion a) approving the construction plans and specifications for Wild Rose Park Development project (L19187001); b) awarding the contract to Peterson Developments for an amount not to exceed \$2,126,040; and c) authorizing the City Manager or City Manager's designee to execute the contract with Peterson Developments for an amount not to exceed \$2,126,040.

**Contact:** C. Gary Hyden, Supervising Landscape Architect, (916) 808-1949, Department of Parks and Recreation

- 4. Contract: Valley Oak Park Development (L19184001)** [Reviewed 04/17/2014]  
Report # 2014-00193  
**Location:** District 1  
**Recommendation:** Pass a Motion 1) approving the construction plans and specifications for Valley Oak Park Development (L19184001) project; 2) awarding the contract to Olympic Landscape Construction for an amount not to exceed \$1,868,340; 3) authorizing the City Manager or City Manager's designee to execute the contract with Olympic Landscape Construction for an amount not to exceed \$1,868,340.  
**Contact:** C. Gary Hyden, Supervising Landscape Architect, (916) 808-1949, Department of Parks and Recreation
- 5. Contract Award: East Del Paso Heights Water Improvements Project (Z14010057)**  
Report # 2014-00257  
**Location:** District 2  
**Recommendation:** Pass a Motion approving the contract plans and specifications for the project and awarding the contract to Navajo Pipelines, Inc., for an amount not to exceed \$919,242.  
**Contact:** Bill Busath, Engineering & Water Resources Manager, (916) 808-1434; Dan Sherry, Supervising Engineer, (916) 808-1419, Department of Utilities
- 6. Re-Certification of the Updated Sewer System Management Plan**  
Report # 2014-00250  
**Location:** Citywide  
**Recommendation:** Pass a Motion re-certifying that the City's updated Sewer System Management Plan (SSMP), for the City's separated sewer collection system, is in compliance with the requirements specified in the Statewide General Waste Discharge Requirements (WDR) for Sanitary Sewer Systems (State Water Resources Control Board Order No. 2006-0003).  
**Contact:** Bill Busath, Engineering & Water Resources Manager, (916) 808-1434; Sherill Huun, Supervising Engineer, (916) 808-1455, Department of Utilities
- 7. Agreements: Lease of Submersible Pumps for Fairbairn Water Treatment Plant, and Emergency Water Service from Sacramento County Water Agency**  
Report # 2014-00216  
**Location:** Districts 3 and 6  
**Recommendation:** Pass a Motion authorizing the City Manager or his designee to sign 1) a lease agreement with Pac Machine Company for the continued lease of submersible pumps and related equipment, for a total amount not-to-exceed \$313,500; and 2) an Emergency Water Service Agreement with the Sacramento County Water Agency.  
**Contact:** Bill Busath, Engineering & Water Resources Manager, (916) 808-1434; Dan Sherry, Supervising Engineer, (916) 808-1419, Department of Utilities

8. **Approval of a Cooperative Agreement for Mortgage Credit Certificates with the County of Sacramento**  
Report # 2014-00244  
**Location:** Citywide  
**Recommendation:** Pass a **Resolution** authorizing the City Manager to execute the Cooperative Agreement between the City of Sacramento and the County of Sacramento for the purpose of issuing Mortgage Credit Certificates (MCCs).  
**Contact:** Christine Weichert, Assistant Director, Development Finance, (916) 440-1353; Susan Perry, Supervisor, Portfolio Management and Homeownership, 9916) 440-1386, Sacramento Housing and Redevelopment Agency
9. **Housing Trust Fund Annual Report**  
Report # 2014-00245  
**Location:** Citywide  
**Recommendation:** Receive and file.  
**Contact:** Christine Weichert, Assistant Director, Development Finance, (916) 440-1353, Sacramento Housing and Redevelopment Agency
10. **(City Council/Housing Authority) Approval of Housing Trust Fund Construction Loan with Del Paso Homes, Inc. for the Del Paso Nuevo Phase IV Project**  
Report # 2014-00249  
**Location:** District 2  
**Recommendation:** Pass a **City Council Resolution** a) authorizing the Sacramento Housing and Redevelopment Agency (Agency) to amend its budget and allocate up to \$975,000 in City Housing Trust Funds (HTF) to the project; b) approving a revolving construction loan with Del Paso Homes, Inc. (Developer) for financing Project construction utilizing the \$975,000 of HTF; c) authorizing the Agency to enter into an Owner Participation Agreement (OPA) with Developer; and d) authorizing the Agency to execute all other documents necessary to fulfill the intent of the OPA and proper repayment of the HTF loan; and e) making related findings; and 2) pass a **Housing Authority Resolution** authorizing the Executive Director or her designee to a) amend the Agency budget to allocate \$975,000 of City Housing Trust Funds to the Project; b) terminate the existing DDA with Del Paso Nuevo LLC and execute a new OPA with Developer for completion of the project; c) assign the existing land loan note and deed of trust to Sacramento Housing and Redevelopment Agency with the \$370,000 balance then assumed by the Developer; and d) execute all related loan documents in a form approved by Agency Counsel.  
**Contact:** Christine Weichert, Assistant Director, Development Finance, (916) 440-1353, Sacramento Housing and Redevelopment Agency
11. **(Housing Authority) Approval of Public Housing Medicaid Waiver Demonstration Program and Lease Agreement with Blossom Ridge Home Health Agency for Gibson Oaks Apartments**  
Report # 2014-00305  
**Location:** Gibson Oaks, 480 Redwood Avenue, District 4

**Recommendation:** Pass a **Housing Authority Resolution** 1) approving the Public Housing Medicaid Waiver Demonstration Program lease agreement; 2) authorizing the Housing Authority Executive Director to execute a one-year lease with Blossom Ridge Home Health Agency, which will be renewable annually for four additional years at the option of the Housing Authority; 3) authorizing the Housing Authority Executive Director to amend lease renewal to charge rent consistent with Agency Policy and the Medicaid Waiver Program; and 4) making related environmental findings.

**Contact:** MaryLiz Paulson, Assistant Director, Conventional Public Housing, (916) 440-1334, Sacramento Housing and Redevelopment Agency

**12. (Housing Authority/City Council) Authorization and Consent to the Appointment of the Sacramento Housing and Redevelopment Agency Executive Director as the Executive Director of the Regional Human Rights/Fair Housing Commission**

Report # 2014-00327

**Location:** Citywide

**Recommendation:** Pass a 1) **Housing Authority Resolution** a) consenting to the appointment of the Sacramento Housing and Redevelopment Agency (SHRA) Executive Director to serve as the Executive Director of the Human Rights/Fair Housing Commission to oversee the winding-down of Commission operations, including the authority to pay CalPERS liabilities; and b) consenting to SHRA to execute and carry out the wind-down services for Commission operations, and to amend the SHRA budget accordingly; and 2) **City Council Resolution** a) authorizing and consenting to the appointment of the SHRA Executive Director to serve as the Executive Director of the Human Rights/Fair Housing Commission to oversee the winding-down of Commission operations, including the authority to pay CalPERS liabilities; and b) authorizing SHRA to execute a Memorandum of Understanding with the Human Rights/Fair Housing Commission to provide wind-down services for Commission operations.

**Contact:** LaShelle Dozier, Executive Director, (916) 440-1319; Geoffrey Ross, Program Manager, (916) 440-1393, Sacramento Housing and Redevelopment Agency

**Discussion Calendar**

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

**13. Overview and Explanation of Future Council Consideration for the Entertainment and Sports Center**

Report # 2014-00306 **Estimated Time: 60 minutes**

**Location:** Downtown Plaza/District 4

**Recommendation:** Receive and file.

**Contact:** John Dangberg, Assistant City Manager, (916) 808-1222, Office of the City Manager

14. **Overview and Explanation of Entertainment and Sports Center Debt Financing Plan**  
Report # 2014-00288 **Estimated Time: 30 minutes**  
**Location:** Citywide  
**Recommendation:** Receive and file.  
**Contact:** Russ Fehr, City Treasurer, (916) 808-5832, Office of the City Treasurer

**Agreement/Contract Review Only – No Action Required**

Agreements and/or Contracts are provided for review and will be presented for approval as noted in the recommendation.

15. **(Agreement/Contract for Review and Information) Amendment No. 2 - Purchase/Cooperative Agreement: FY 2013/14 Citywide Information Technology (IT) Related Goods and Services**  
Report # 2014-00283  
**Location:** Citywide  
**Recommendation:** Review report 1) authorizing the City Manager or his designee to approve an increase in the purchase of IT related goods and/or services from Cisco Systems through the Western States Contracting Alliance (WSCA) Contract 7-11-70-17 by \$600,000 for a new not-to-exceed amount of \$1,600,000; 2) authorizing the City Manager or his designee to approve the purchase of IT related goods and/or services from EMC through the Western States Contracting Alliance Contract B27161 by \$660,000 for a new not-to-exceed amount of \$1,360,000; 3) authorizing the City Manager or his designee to approve the purchase of IT and Citywide related goods and/or services from Graybar Electric through cooperative agreements MA-IS-13402344 and MA-IS-1040222 with U.S. Communities in an amount not-to-exceed \$110,000; 4) authorizing the City Manager or his designee to approve the purchase of IT related goods and/or services from Anixter, Inc. through cooperative agreement R5136 with The Cooperative Purchasing Network in an amount not-to-exceed \$110,000; 5) authorizing the City Manager or his designee to approve the purchase IT related goods and/or services from Evolve Technology Group as an additional authorized reseller for Hewlett Packard, with no additional funding at this time; 6) authorizing the City Manager or his designee to issue the required purchase orders for these vendors under the cooperative purchasing agreements for goods and services in a new total amount not-to-exceed \$9,135,000 during Fiscal Year 2013/14; and 7) continuing to April 29, 2014, for approval.  
**Contact:** Darin Arcolino, IT Manager, (916) 808-0403; Maria MacGunigal, Chief Information Officer, (916) 808-7998, Information Technology Department

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

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

**Adjournment**