

CITY COUNCIL

Kevin Johnson, Mayor
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Steve Cohn, District 3
Steve Hansen, District 4
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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 Housing Authority

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

Tuesday, April 29, 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.

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 29, 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. **Law Day Resolution - “Why Every Vote Matters”**
- b. **Eppie’s Great Race – City Cup**
- c. **Recognizing Big Day of Giving**

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. Confirmation of Board/Commission Appointment

Report # 2014-00336

Location: Citywide

Recommendation: Pass a Motion confirming board/commission appointment to the Oversight Board for Successor Agency to Sacramento County Redevelopment Agency – Dr. Michael Marion, Jr.

Contact: Shirley Concolino, City Clerk, (916) 808-5442; Stephanie Mizuno, Council-Clerk Operations Manager, (916) 808-7171, Office of the City Clerk

- 2. (City Council/Housing Authority) Indemnification Agreement between the Housing Authority of the City of Sacramento and the City of Sacramento**
Report # 2014-00318
Location: Citywide
Recommendation: Pass a Motion authorizing the City Manager and the Executive Director of the Housing Authority of the City of Sacramento to enter into an indemnification agreement related to the Joint Exercise of Powers Agreement, dated February 25, 2014, that created the Sacramento Public Financing Authority (SPFA).
Contact: Janelle Gray, Treasury Manager, (916) 808-8296, Office of the City Treasurer
- 3. City's Appraisers and Appraisal Reviewer Consultant Services List**
Report # 2014-00307
Location: Citywide
Recommendation: Pass a **Resolution** 1) approving an Appraisal and/or Appraisal Reviewer Consultant Services List to provide services for the purpose of Community Facility District and/or Assessment District appraisal(s) prior to the issuance of bonded indebtedness for fiscal years 2014/15 through 2019/20; 2) authorizing the City Treasurer to enter into four Professional Services Agreements, each in an amount not to exceed \$200,000 per consultant, as identified in Exhibit A; and 3) authorizing the City Treasurer to amend the agreements, as needed, to add scope of services.
Contact: Janelle Gray, Debt Manager, (916) 808-8296; Brian Wong, Senior Debt Analyst, (916) 808-5811, Office of the City Treasurer
- 4. (Pass for Publication) Amendment to the Sacramento City Code amending Section 15.148.815 and adding Section 15.148.965, Relating to Digital Billboards on City-Owned Lands (M14-003) [To Be Considered on May 13, 2014]**
Report # 2014-00295
Location: Citywide
Recommendation: 1) Review an Ordinance amending Section 15.148.815 and adding Section 15.148.965 to the Sacramento City code, relating to digital billboards on City-owned lands; and 2) pass for publication the ordinance title as required by Sacramento City Charter section 32(c), with the Ordinance to be considered on May 13, 2014.
Contact: Sandra Yope, Senior Planner, (916) 808-7158; Joy Patterson, Principal Planner (916) 808-5607, Community Development Department

5. **(Pass for Publication) Entertainment and Sports Center (P13-065)**

[To Be Considered on May 13, 2014]

Report # 2014-00310

Location: Districts 1, 2, 3, 4, 7 and 8

Recommendation: 1) Review a Resolution certifying the Environmental Impact Report and adopting the Mitigation Monitoring Program, Findings of Fact, and a Statement of Overriding Considerations; 2) review an Ordinance for a Development Agreement between the City of Sacramento and Sacramento Basketball Holdings, LLC; 3) review an Ordinance to establish an Entertainment and Sports Center Special Planning District (ESC SPD); 4) review an Ordinance to rezone parcels out of the Central Business District SPD and into the ESC SPD; 5) review an Ordinance to Rezone four proposed digital billboard sites (Site 1: Interstate-5 at Water Tank, Site 3: Business 80 at Sutter's Landing Park, Site 4: Business 80 at Del Paso Regional Park/Haggin Oaks, and Site 6: Interstate-5 at Bayou Road) to allow the development and operation of digital billboards on City-owned property; 6) review a Resolution for a Water Supply Assessment Report for the ESC project; 7) review a Resolution adopting the findings of fact and approving the Entertainment and Sports Center project, including a Tentative Map, Conditional Use Permits, Site Plan and Design Review with deviations, and Variances; and 8) pass for publication the Ordinance titles as required by Sacramento City Charter section 32(c) to be considered on May 13, 2014.

Contact: Stacia Cosgrove, Principal Planner, (916) 808-7110, Community Development Department; Desmond Parrington, AICP, ESC Project Manager, (916) 808-5044, Office of the City Manager

6. **Agreement: Second Amendment to Funderland, Inc. Lease Agreement 2006-0258**
(Two-Thirds Vote Required)

Report # 2014-00312

Location: 1350 17th Ave, Land Park, District 4

Recommendation: 1) Pass a **Resolution** a) in the best interest of the City, finding that special circumstances make the use of the bid procedure inappropriate for the lease of property at 1350 17th Avenue (commonly known as Funderland) and suspending competitive bidding for the lease of that property; and b) suspending competitive bidding, in the best interest of the City, for the construction of the Facility Improvements (described in the proposed Second Amendment to City Agreement 2006-0258); and 2) Pass a Motion authorizing the City Manager, or his designee, to execute the Second Amendment to City Agreement 2006-0258 to extend the lease term and make some modifications to the lease, including requiring Funderland, Inc. to make various improvements to the property.

Contact: Leslie Wisniewski, Administrative Officer (916) 808-8920, Convention, Culture and Leisure

7. Cooperative Purchase Agreement: Replacement Ambulances

Report # 2014-00272

Location: Citywide

Recommendation: Pass a Motion 1) approving the use of the Houston-Galveston Area Council (HGAC) cooperative purchase agreement with Braun Northwest, Inc. (Contract No. AM10-12) for the purchase of four replacement ambulances for \$623,652; 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

8. Cooperative Purchase Agreement: E85 Fuel for Fleet Vehicles

Report # 2014-00276

Location: Citywide

Recommendation: Pass a Motion 1) approving the use of the State of California cooperative purchase agreement with Hunt & Sons, Inc. (Contract No. 1-10-91-02-A) for the purchase of E85 fuel; 2) increasing the amount not to exceed by \$400,000 for a revised total amount not to exceed \$900,000 through June 30, 2014 or until the contract is no longer available for use; and 3) authorizing the City Manager or the City Manager's designee to execute the purchase specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s).

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

9. Amendment No. 2 - Purchase/Cooperative Agreement: FY 2013/14 Citywide Information Technology (IT) Related Goods and Services (Reviewed 4/22/2014)

Report # 2014-00284

Location: Citywide

Recommendation: Pass a Motion 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; and 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.

Contact: Darin Arcolino, IT Manager, (916) 808-0403; Maria MacGunigal, Chief Information Officer, (916) 808-7998, Information Technology Department

- 10. Agreement: Design and Construction of Park Improvements for Township 9 Park**
Report # 2014-00259
Location: District 3
Recommendation: Pass a **Resolution** 1) establishing a new capital project for Township 9 Park (L19017100); 2) appropriating \$145,450 from the Park Development Impact Fees, Fund 3204, to L19017100; and 3) authorizing the City Manager or City Manager's designee to execute an Agreement with Capitol Station 65, LLC for the Design and Construction of Park Improvements for Township 9 Park and Park Development Impact Fee Waivers in the Township 9 Development.
Contact: Mary de Beauvieres, Principal Planner, (916) 808-8722, Department of Parks and Recreation
- 11. Speed Limits on Various Streets and Rescinding Resolution No. 2013-0326**
Report # 2014-00077
Location: Citywide
Recommendation: Pass a **Resolution** re-establishing and reducing speed limits on various streets and rescind Resolution No. 2013-0326.
Contact: Zarah Lacson, Assistant Civil Engineer, (916) 808-8494; Hector Barron, City Traffic Engineer, (916) 808-2669, Department of Public Works
- 12. Annual Report on Residential Hotels**
Report # 2014-00246
Location: Citywide
Recommendation: Receive and file.
Contact: Christine Weichert, Assistant Director, Development Finance, (916) 440-1353, Sacramento Housing and Redevelopment Agency

Public Hearings

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

- 13. Marshall Hotel Withdrawal, Conversion Certificate and Replacement Housing Plan**
(Noticed 03/18/2014)
Report # 2014-00248 **Estimated Time: 20 minutes**
Location: 1122 7th Street, District 4
Recommendation: Pass a **Resolution** approving the Certificate and the Replacement Housing Plan for the Marshall Hotel.
Contact: Christine Weichert, Assistant Director, Development Finance, (916) 440-1353, Sacramento Housing and Redevelopment Agency

14. **McKinley Village Project (P08-086)** [Passed for Publication 04/22/2014; Noticed 04/18/2014; Published 04/24/2014]

Report # 2014-00292

Estimated Time: 120 minutes

Location: Parcels generally to the North of Union Pacific Railroad, South of Business 80, East of Alhambra Boulevard, and West of Lanatt, District 3

Recommendation: Conduct a Public Hearing and upon conclusion pass 1) a **Resolution** adopting an Environmental Impact Report (EIR) and approving a Mitigation Monitoring Plan; 2) an **Ordinance** adopting a Development Agreement; 3) a **Resolution** approving the General Plan Amendment of 48.8± acres from Planned Development to Traditional Neighborhood Medium Density Residential; 4) an **Ordinance** to Rezone from Heavy Industrial (M-2) to Single-Unit or Duplex Dwelling (R-1A PUD), Multi-Unit Dwelling (R-2A PUD), and Residential Mixed Use (RMX PUD) zones; 5) a **Resolution** approving the PUD Establishment to create the McKinley Village PUD Guidelines and Schematic Plan; 6) a **Resolution** approving the Bikeway Master Plan Amendment to incorporate the bikeway network for the McKinley Village project; 7) a **Resolution** approving a Master Parcel Map to subdivide one parcel into twelve 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.

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;

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

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment