

**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

**CITY COUNCIL**

Kevin Johnson, Mayor  
Angelique Ashby, Mayor Pro Tem, District 1  
Allen Warren, District 2  
Steve Cohn, District 3  
Steve Hansen, District 4  
Jay Schenirer, Vice Mayor, District 5  
Kevin McCarty, District 6  
Darrell Fong, District 7  
Vacant, District 8

**CHARTER OFFICERS**

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

**Tuesday, September 30, 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.

- 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, September 30, 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**

**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. Litigation Assistance for the Entertainment and Sports Center Environmental Impact Report**

Report # 2014-00642

**Location:** Downtown Plaza, District 4

**Recommendation:** Pass a **Resolution** 1) authorizing the City Attorney or his designee to expand the scope and increase the existing contract with Meyers Nave Riback Silver & Wilson (C2014-0532) to \$540,000 for litigation assistance associated with the two lawsuits challenging the Environmental Impact Report (EIR) for the Entertainment and Sports Center (ESC) project; and 2) authorizing the City Manager or his designee to adjust project revenue and expenditure budgets as necessary for the ESC Project (I02000500) to account for reimbursable litigation expenses for an amount not to exceed \$540,000.

**Contact:** Desmond Parrington, AICP, ESC Project Manager, (916) 808-5044, Office of the City Manager

**2. August 2014 Monthly Investment Transactions Report**

Report # 2014-00687

**Location:** Citywide

**Recommendation:** Receive and file.

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

- 3. Allocation of Sewer Credits to 700 Block Investors LP for the K Street 700 Block Project**  
Report # 2014-00708  
**Location:** District 4  
**Recommendation:** Pass a **Resolution** allocating 162.007 Economic Development Treatment Capacity Bank Credits to 700 Block Investors LP for the K Street 700 Block Project located at 700-730 K Street.  
**Contact:** Sabrina Tefft, Project Manager, (916) 808-3789, Economic Development Department
- 4. Allocation of Sewer Credits to PacH DPN-5 Housing Partners LLC for the Del Nuevo Phase V Project**  
Report # 2014-00709  
**Location:** District 2  
**Recommendation:** Pass a **Resolution** awarding 80 Economic Development Treatment Capacity Bank Credits PacH DPN-5 Housing Partners LLC for the Del Paso Nuevo Phase V Project located between South Avenue and Hayes Avenue near Norwood Avenue.  
**Contact:** Sabrina Tefft, Project Manager, (916) 808-3789, Economic Development Department
- 5. Lease Agreement: 1125 10th Street**  
Report # 2014-00710  
**Location:** District 4  
**Recommendation:** Pass a Motion 1) determining that, pursuant to City Code Section 3.68.110, the leasing of 1125 10th Street without bidding is in the best interest of the City; and 2) authorizing the City Manager to execute a five-year lease agreement with Planned Parenthood Mar Monte, Inc., for retail space located in Capitol Garage.  
**Contact:** Sabrina Tefft, Project Manager, (916) 808-3789, Economic Development Department; Matt Eierman, Parking Services Manager, (916)808-5849, Department of Public Works
- 6. (Pass for Publication) Ordinance Exempting Project from Section 16.64.120 of the Sacramento City Code**  
Report # 2014-00760  
**Location:** District 4  
**Recommendation:** 1) Review an Ordinance exempting the 700 Block of K Street Project from Section 16.64.120 of the Sacramento City Code; and 2) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be considered on October 7, 2014.  
**Contact:** Leslie Fritzsche, Senior Project Manager, (916) 808-7223, Economic Development Department

7. **Change Order No. 2: LED Streetlight Conversion Project (C13001900)** (Reviewed 09/23/2014)

Report # 2014-00680

**Location:** Citywide

**Recommendation:** 1) Pass a Motion A) authorizing the City Manager or the City Manager's designee to execute Change Order No. 2 to City Contract 2014-0559 with Siemens Industry, Inc. in the amount of \$4.85 million to authorize Phase III of the Light Emitting Diode (LED) Streetlight Conversion project, bringing the total not-to-exceed amount of the contract to \$4.92 million; B) ratifying Change Order No. 1 to City Contract 2014-0559; and C) resetting the City Manager's authority to issue change orders for this Agreement; 2) pass a **Resolution** A) authorizing the City Manager or the City Manager's designee to transfer the following amounts to the Energy Reinvestment Program capital improvement project (CIP) (C13001900) for the LED Streetlight Conversion Project: (1) Citywide Landscaping & Lighting (L&L) Fund (Fund 2232) appropriations from: (a) the Neighborhood Streetlight Replacement Program CIP (T15103200) in the amount of \$1,371,000; and (b) the Neighborhood Streetlight Replacement CIP (T15073200) in the amount of \$562,000; (2) L&L Fund (Fund 2232) fund reserves in the amount of \$1,067,000; (3) Major Street Construction Fund (Fund 2007) appropriations from: (a) the Safety Lighting Replacement CIP (T15073300) in the amount of \$566,000; and (b) the Neighborhood Streetlight Replacement CIP (T15073200) in the amount of \$199,000; (4) Gas Tax Fund (Fund 2002) appropriations from the Major Streetlight Replacement Program CIP (T15103300) in the amount of \$235,000; (5) Capital Improvement Revenue Bond Funds (Funds 3001-3006) fund reserves in an amount up to \$750,000; (6) General Fund (Fund 1001) administrative contingency in an amount up to \$350,000; General Fund administrative contingency will be replenished as available resources are identified; (7) the use of Capital Improvement Revenue Bond Funds and General Fund administrative contingency shall not exceed \$850,000 in total; B) directing the energy-cost savings from this project to be used first to refund the L&L Fund balance, secondly to refund L&L projects that were unfunded in order to redirect funds to this project, and third to fund future components of Phase III that are eligible for L&L expenditures or other L&L purposes; C) finding that circumstances are such that a variance to the City Manager's authority to issue change orders for Contract No. 2014-0559 is appropriate; and D) declaring for purposes of Chapter 3.60 of the Sacramento City Code, the amount stated in Change Order No. 2 of the Contract for the Phase III construction of the improvements (\$4,850,000) shall be considered the 'original contract award amount' and the issuance of all change orders shall be based on that amount.

**Contact:** Yvette Rincon, Program Manager, (916) 808-5827, Department of General Services; Sompol Chatusripitak, Senior Engineer, (916) 808-8427, Department of Public Works

8. **Authorization to Enter Into Health Carrier Contracts (Two-Thirds Vote Required)**  
Report # 2014-00730  
**Location:** Citywide  
**Recommendation:** Pass a Motion 1) waiving the 10-day posting requirement for contracts prior to Council action pursuant to the Council Rules and Procedures; 2) suspending competitive bidding on the contract with Kaiser Permanente; and 3) authorizing the City Manager or the City Manager's designee to execute the health carrier agreements with Kaiser, Western Health Advantage, Sutter Health Plus, and Health Net.  
**Contact:** Geri Hamby, Director, (916) 808-7173; Kimberly Isaacs, Human Resources Manager, (916) 808-7657, Department of Human Resources
9. **Agreement: Agreement for Funding Operations of the Volunteers of America Comprehensive Alcohol Treatment Center**  
Report # 2014-00682  
**Location:** Citywide  
**Recommendation:** Pass a Motion authorizing the City Manager or his designee to execute a contract with the County of Sacramento in the amount of \$708,351 for the Volunteers of America Comprehensive Alcohol Treatment Center.  
**Contact:** Vincene Jones, Division Manager, (916) 808-5072, Neighborhood Services, Department of Parks and Recreation
10. **Contract: On-Call CCTV Inspection (X14120400)**  
Report # 2014-00693  
**Location:** Citywide  
**Recommendation:** Pass a Motion 1) approving the contract plans and specifications; and 2) awarding the contract to Arrow Construction for an amount not-to-exceed \$191,605.  
**Contact:** Bill Busath, Interim Director, (916) 808-1434; Brett Grant, Supervising Engineer, (916) 808-1413, Department of Utilities

### **Public Hearings**

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

11. **King Lewis House Landmark Nomination (M14-008)** [Passed for Publication 09/23/2014; Noticed 09/19/2014; Published 09/26/2014]  
Report # 2014-00597 **Estimated Time: 5 minutes**  
**Location:** 1209 T Street, District 4  
**Recommendation:** Conduct a public hearing and upon conclusion pass an **Ordinance** listing the King Lewis House, located at 1209 T Street, in the Sacramento Register of Historic & Cultural Resources (Register) as a Landmark and specifying the property's significant features and characteristics.  
**Contact:** Susanne Cook, Associate Planner, (916) 808-5375; Roberta Deering, Preservation Director, (916) 808-8259, Community Development Department

**12. Joseph Mamie Lewis House Landmark Nomination (M14-009)**

[Passed for Publication 09/23/2014; Noticed 09/19/2014; Published 09/26/2014]

Report # 2014-00598      **Estimated Time: 5 minutes**

**Location:** 1215 T Street, District 4

**Recommendation:** Conduct a public hearing and upon conclusion pass an **Ordinance** listing the Joseph Mamie Lewis House, located at 1215 T Street, in the Sacramento Register of Historic & Cultural Resources (Register) as a Landmark and specifying the property's significant features and characteristics.

**Contact:** Susanne Cook, Associate Planner, (916) 808-5375; Roberta Deering, Preservation Director, (916) 808-8259, Community Development Department

**13. Meyer/Jacques-Wilcox House Landmark Nomination (M14-010)**

[Passed for Publication 09/23/2014; Noticed 09/19/2014; Published 09/26/2014]

Report # 2014-00599      **Estimated Time: 5 minutes**

**Location:** 1414 26th Street, District 4

**Recommendation:** Conduct a public hearing and upon conclusion pass an **Ordinance** listing the Meyer/Jacques-Wilcox House, located at 1414 26th Street, in the Sacramento Register of Historic & Cultural Resources (Register) as a Landmark and specifying the property's significant features and characteristics

**Contact:** Susanne Cook, Associate Planner, (916) 808-5375; Roberta Deering, Preservation Director, (916) 808-8259, Community Development Department

**Information Reports**

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

**14. Notification of Final Map Approval for Welsh Subdivision**

Report # 2014-00742

**Location:** District 7

**Recommendation:** Receive and file.

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

**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) Contract: R Street Improvements Project 16th Street to 18th Street (T15068301)**

Report # 2014-00672

**Location:** District 4

**Recommendation:** Review a report 1) approving the Plans and Specifications for the R Street Improvements Project, 16th Street to 18th Street; 2) approving the appropriation of \$2,700,000 (Fund 3703) to the Project; 3) authorizing the City Manager to execute a Memorandum of Understanding (MOU) with the Capitol Area Development Agency (CADA) in the amount of \$770,000; 3) approving the appropriation of \$918,507 (Fund 3702) to the Project; 4) approving the transfer of \$102,581 (Fund 6230) to the Project; 5) awarding a construction contract with Teichert Construction for an amount not to exceed \$2,970,888; 6) authorizing the City Manager to execute Supplemental Agreement No. 7 with Mark Thomas and Company for an amount not to exceed \$46,633; 7) resetting the City Manager's authority to issue Supplemental Agreements for City Agreement No. 2008-0871; and 8) continue to October 7, 2014 for approval.

**Contact:** Zuhair Amawi, Associate Civil Engineer (916) 808-7620; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

**16. (Agreement/Contract for Review and Information) Approval of 2014 One Year Action Plan Amendments for the Twin Rivers (Dos Rios) Transit-Oriented Development and Light Rail Station Initiative Acquisition, Predevelopment and Planning Activities**

Report # 2014-00726

**Location:** District 1

**Recommendation:** 1) Review a report a) approving and adopting amendments to the 2014 One-Year Action Plan for Community Development Block Grant (CDBG) funded projects and programs; b) amending prior years' Action Plans; c) amending the Sacramento Housing and Redevelopment Agency (SHRA) budget to allocate \$2 million in funding for programs and activities in accordance with the amendments, including acquisition, predevelopment, and planning activities for the Twin Rivers (Dos Rios) Transit-Oriented Development and Light Rail Station Initiative; d) authorizing the SHRA to submit the 2014 Action Plan amendments and prior year action plan amendments to the United States Department of Housing and Urban Development (HUD) and to execute the subsequent grant agreements and contracts with HUD and other appropriate entities to carry out activities in accordance with the Action Plans; e) authorizing the SHRA to execute any and all related documents and agreements as necessary to carry out the federal programs as described in the Action Plans; f) authorizing the purchase of five properties for the Initiative; and g) making related environmental findings; and 2) continue to October 7 for approval.

**Contact:** Tyrone Roderick Williams, Director of Development, (916) 440-1316; Kyle Flood, Program Manager-Development, (916) 440-1311, Sacramento Housing and Redevelopment Agency

17. **(Agreement/Contract for Review and Information) (Housing Authority) Amendment to the Section 32 Homeownership plan to use proceeds from the City Public Housing Homeownership Program for the Preservation, Rehabilitation and Sale of Vacant Section 32 Single Family Homes to SHRA as the Purchase and Resale Entity approved by HUD, and authorization to execute a seller Carry Back Loan**

Report # 2014-00727

**Location:** Citywide

**Recommendation:** Review a Housing Authority report 1) approving an amendment to the Section 32 Homeownership Plan to designate the Sacramento Housing and Redevelopment Agency (SHRA) as the Purchase and Resale Entity (PRE); 2) authorizing the sale of up to 54 vacant single family homes to SHRA as the PRE through a seller carry back loan (or loans) or similar arrangements for fair market value given their as-is condition; 3) authorizing the Executive Director, or designee, to amend the budget and expend up to \$2,341,106 from the City Public Housing Homeownership Fund to pay the expenses of the PRE attributed to Section 32 homes located in the City, including preservation costs, rehabilitation expenses, and sales fees; 4) authorizing the Executive Director, or designee, to execute documents to a) amend the Section 32 Homeownership Plan; b) to establish a PRE agreement with SHRA; and c) to execute the seller carry back loan agreement; 5) making related findings; and 6) continue to October 7, 2014 for approval.

**Contact:** Tyrone Roderick Williams, Director of Development, (916) 440-1316; Kyle Flood, Program Manager, (916) 440-1311, Sacramento Housing and Redevelopment Agency

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

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

**Adjournment**