

Agenda
City Council
Financing Authority
Housing Authority
Public Financing Authority

City Hall-Council Chamber
915 I Street, 1st 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, October 21, 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.

- 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 21, 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 the Sitka**
- b. **Gifts to Share, Inc. Progress 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. Confirmation of Board/Commission Appointments

Report # 2014-00809

Location: Citywide

Recommendation: Pass a Motion confirming board/commission appointment(s): 1)

Sacramento Youth Commission – Yvette Ramirez (Category B2), Francis Willy (Category B5) and Camilla Covington (Category B6).

Contact: Wendy Klock-Johnson, Assistant City Clerk, (916) 808-7509; Phoebe Schueler, Senior Deputy City Clerk, (916) 808-7605, Office of the City Clerk

2. City Attorney Compensation Adjustment

Report # 2014-00794

Location: Citywide

Recommendation: Pass a Motion approving a 2% salary increase for a total annual salary of \$234,326.12.

Contact: John F. Shirey, City Manager, (916) 808-7495, Office of the City Manager

3. Contract: On-Call Master Contractor Services List – Amendment 2

Report # 2014-00580

Location: Citywide

Recommendation: Pass a Motion: 1) amending the On-Call Master Contractor Services List approved by City Council on July 23, 2013 to include insulation services; 2) authorizing the City Manager or the City Manager's designee to execute one on-call contractor service agreement with Sacramento Insulation Contractors for insulation services in the amount of \$95,000 per year through July 22, 2018; and 3) authorizing other City departments to use the On-Call Master Contractor Services List for competitive bidding purposes provided that each department obtains appropriate approvals and executes its own agreements and purchase orders.

Contact: Tony Alexander, Mechanical Maintenance Supervisor, (916) 808-6360; Don Tucker, Facilities Manager, (916) 808-8335, Department of General Services

4. Labor Agreement: Sacramento City Exempt Employees Association (SCXEA) Memorandum of Understanding (MOU) and Salary Schedule (Reviewed 10/14/2014)

Report # 2014-00769

Location: Citywide

Recommendation: Pass a **Resolution** approving the Memorandum of Understanding and salary schedule between SCXEA and the City of Sacramento.

Contact: Geri Hamby, Director, (916) 808-7173; Shelley Banks-Robinson, Human Resources Manager, (916) 808-5541, Department of Human Resources

5. Agreement: Purchase and Sale of Real Property – Mae Fong Park (L19150100)

Report # 2014-00553

Location: 3100 and 3106 Redding Avenue, District 6

Recommendation: Pass a Motion 1) authorizing the City Manager or the City Manager's designee to execute the Agreement for Purchase and Sale of Real Property ("Agreement") with Robert F. Spadarotto, Successor Trustee of the Elizabeth Spadarotto Revocable Trust for land to include as part of Mae Fong Park in an amount not to exceed \$304,050; and 2) authorizing the City Manager or the City Manager's designee to execute such additional documents and to take such additional actions as necessary to implement the Agreement to acquire the property to expand Mae Fong Park.

Contact: Mary de Beauvieres, Principal Planner, (916) 808-8722, Department of Parks and Recreation; Jan Ebert, Real Property Agent, (916) 808-1968, Department of General Services

6. Capital Improvement Program: District 6 Park Improvements Project

Report # 2014-00792

Location: District 6

Recommendation: Pass a **Resolution** 1) establishing a new capital project for District 6 Park Improvements as (L19000800); and 2) appropriating \$59,436 from Council District 6 operating budget to transfer to the District 6 Park Improvements Project (L19000800).

Contact: C. Gary Hyden, Supervising Landscape Architect, (916) 969-9853, Department of Parks and Recreation

- 7. Rio Linda Boulevard/Main Avenue Bridge Replacement Project – Appropriation of Funds**
Report # 2014-00731
Location: District 2
Recommendation: Pass a **Resolution** 1) appropriating \$177,060 in Federal Highway Bridge Program (HBP) funding to the Rio Linda Boulevard/Main Avenue Bridge Replacement Project (T15095200); and 2) transferring \$30,000 (Fund 2001) from the State Federal Grant Match Project (T15007200) to the Rio Linda/Main Avenue Bridge Project (T15095200).
Contact: Philip Vulliet, Associate Civil Engineer, (916) 808-5092, Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works
- 8. Approval of Americans with Disabilities Act (ADA) Public Right-of-Way Prospective Plan for Fiscal Year 2014/15**
Report # 2014-00732
Location: Citywide
Recommendation: Pass a Motion approving the Americans with Disabilities Act (ADA) Public Right-of-Way Prospective Plan for Fiscal Year 2014/15.
Contact: Cecilyn Foote, Associate Civil Engineer (916) 808-6843; Nicholas Theocharides, Engineering Services Manager (916) 808-5065, Department of Public Works
- 9. Change Order: Sacramento Valley Station – Phase 2 Intermodal (T15029041)**
(Reviewed 10/14/2014)
Report # 2014-00770
Location: 401 I Street, District 3
Recommendation: Pass a **Resolution** 1) authorizing the City Manager or City Manager’s designee to approve Change Order No. 1 to City Agreement No. 2013-0571 with Rudolph & Sletten, Inc. in an amount not to exceed \$30,191,847 and Extend Time of Completion by 751 calendar days for Sacramento Valley Station – Phase 2 Intermodal (T15029041); 2) increasing Change Order Authority for the Construction Phase of the Sacramento Valley Station; 3) transferring \$2,000,000 (Fund 2001) from the State and Federal Grant Match Project (T15007200) to the Sacramento Intermodal Transportation Facility Project (T15029000); 4) transferring \$2,500,000 (Fund 2001) from the Major Street Improvement Project (T15148000) to the Sacramento Intermodal Transportation Facility Project (T15029000); and 5) resetting the City Manager’s authority to issue change orders for City Agreement No. 2013-0571.
Contact: Gregory Taylor, AIA, LEED AP, Project Manager, (916) 808-5268; Jerry Way, Director of Public Works, (916) 808-7100, Department of Public Works

- 10. Contract: Center Parkway-Mack Streetscapes Maintenance**
Report # 2014-00771
Location: Districts 7 and 8
Recommendation: Pass a Motion awarding a one-year non-professional services agreement for the maintenance of the Center Parkway-Mack Streetscapes with Dominguez Landscape for an amount not to exceed \$106,501 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 \$325,378.
Contact: Juan Montanez, Streets Manager, (916) 808-2254; Jim Horton, Program Specialist (916) 808-5567, Department of Public Works
- 11. Contract: College-Elvas Streetscapes Maintenance**
Report # 2014-00772
Location: District 3
Recommendation: Pass a Motion awarding a one-year non-professional services agreement for the maintenance of the College-Elvas Streetscapes with Parker Landscape Development for an amount not to exceed \$75,810 and the option to extend the agreement for an additional one-year period, with the total amount of the agreement, including the optional one-year extension, not to exceed \$152,820.
Contact: Juan Montanez, Streets Manager, (916) 808-2254; Jim Horton, Program Specialist, (916) 808-5567, Department of Public Works
- 12. Contract: Downtown Streetscapes Maintenance**
Report # 2014-00773
Location: Districts 3 and 4
Recommendation: Pass a Motion awarding a one-year non-professional services agreement for the maintenance of the Downtown Streetscapes with Parker Landscape Development for an amount not to exceed \$79,710 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 \$241,494.
Contact: Juan Montanez, Streets Manager, (916) 808-2254; Jim Horton, Program Specialist, (916) 808-5567, Department of Public Works
- 13. Contract: Oleanders Streetscapes Maintenance**
Report # 2014-00774
Location: Districts 5 and 8
Recommendation: Pass a Motion awarding a one-year non-professional services agreement for the maintenance of the Oleanders Streetscapes with New Image Landscape Company for an amount not to exceed \$111,310 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 \$342,750.
Contact: Juan Montanez, Streets Manager, (916) 808-2254; Jim Horton, Program Specialist (916) 808-5567, Department of Public Works

14. **Agreement: Carollo Engineers, Inc. for Electrical Studies of Department of Utilities Facilities**
Report # 2014-00707
Location: Citywide
Recommendation: Pass a **Resolution** 1) authorizing the City Manager or the City Manager's designee to execute a professional services agreement with Carollo Engineers, Inc. for the Electrical Studies of DOU Facilities in an amount not-to-exceed \$218,751; and 2) authorizing budget transfers to fund the agreement.
Contact: Bill Busath, Interim Director, (916) 808-1434; Dave Hansen, Supervising Engineer, (916) 808-1421, Department of Utilities
15. **Agreement: Wood Rodgers Inc. for Design Services for the Fairbairn Water Treatment Plant Groundwater Well**
Report # 2014-00734
Location: District 3
Recommendation: Pass a Motion authorizing the City Manager or the City Manager's designee to sign a professional services agreement with Wood Rodgers Inc. for design services for the Fairbairn Water Treatment Plant Groundwater Well, for an amount not-to-exceed \$194,000.
Contact: Bill Busath, Interim Director, (916) 808-1434; Dan Sherry, Supervising Engineer, (916) 808-1419, Department of Utilities
16. **Support the Service of William O. Busath if elected as a Board Member of Region 4 of the Association of California Water Agencies (ACWA)**
Report # 2014-00736
Location: Citywide
Recommendation: Pass a **Resolution** supporting the service of William O. Busath, if elected as a Board Member of Region 4 of the Association of California Water Agencies.
Contact: Jim Peifer, Supervising Engineer, (916) 808-1416, Department of Utilities
17. **(City Council/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 (PRE) approved by HUD, and authorization to execute a seller Carry Back Loan (Reviewed 09/30/2014)**
Report # 2014-00728
Location: Citywide
Recommendation: 1) Pass a **Housing Authority Resolution** a) 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); b) offering to sell up to 54 vacant single family homes to the SHRA as the PRE through a seller carry back loan or loans or similar arrangements for fair market value given their as-is condition; c) 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; d) authorizing the Executive Director, or designee, to execute documents to amend the Section 32 Homeownership Plan, to establish a PRE agreement with SHRA and to execute the seller carry back loan agreement; and e) determining these properties are not required for the foreseeable needs of the Housing Authority; and 2) pass a **Council Resolution** a) authorizing SHRA to enter into Purchase and Resale Agreements with the Housing Authorities of the City and County of Sacramento to acquire the 54 homes; b) authorizing SHRA to execute the Housing Authorities' seller carry back loan or loans or similar financing to purchase these homes in an amount not to exceed \$5.5 million dollars; c) amending the SHRA budget to use transfer, accept and/or expend funds from the City and County Public Housing Homeownership Fund to pay for the preservation, rehabilitation and sale of the homes; and d) authorizing the Executive Director to publicly solicit and pay for the services of various vendors related to the preservation, rehabilitation and sale of the homes. **Contact:** Tyrone Roderick Williams, Director of Development, (916) 440-1316; Kyle Flood, Program Manager, (916) 440-1311, Sacramento Housing and Redevelopment Agency

18. Approval of First Amended and Restated Loan Agreement for the Curtis Park Court Apartments to Extend Loan Term and Modify the Unit Mix

Report # 2014-00799

Location: Intersection of 24th Street and 10th Avenue, Curtis Park Village, District 5

Recommendation: Pass a **Resolution** approving and authorizing execution of the First Amended and Restated Loan Agreement with Domus Development, LLC for \$4,000,000 in City Home Investment Partnership (HOME) funds for the Curtis Park Court (Project) to Extend Loan Term and Revise Unit Mix.

Contact: Christine Weichert, Assistant Director, Development Finance, (916) 440-1353; Tyrone Williams, Director, Development, (916) 440-1316, Sacramento Housing and Redevelopment Agency

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.

19. (Agreement/Contract for Review and Information) Uniformed Unarmed Security Guard Services

Report # 2014-00720

Location: Citywide

Recommendation: Review a report 1) awarding a one-year contract with four one-year renewal options to National Security Industries & Services (“National”), the lowest responsible and responsive bidder, in a total amount not-to-exceed \$12,681,458 for the potential maximum five year term; 2) authorizing the City Manager or the City Manager’s designee to execute the contract and renewal options specified above provided that sufficient funds are available in the adopted budget of the applicable fiscal years; and 3) continue to October 28, 2014, for approval.

Contact: Katherine Robbins, Program Analyst (916) 808-1562; Craig Lymus, Procurement Services Manager, (916) 808-5524, Department of Finance

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

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment