

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
Vacant, District 6
Rick Jennings, II, District 7
Vacant, 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 Public Financing Authority

City Hall-Council Chamber
915 I Street, 1st Floor
AND
Manchester Grand Hyatt
1 Market Place, San Diego, CA 92101
Published by the Office of the City Clerk
(916) 808-5163

Tuesday, December 2, 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, December 2, 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. Supplemental Agreement: Expansion of Video Streaming Services with Granicus, Inc.

Report # 2014-00905

Location: Citywide

Recommendation: Pass a **Resolution** authorizing the City Manager to execute a Supplemental Agreement to Consultant Professional Services Agreement 2014-0653 with Granicus, Inc. to provide expanded services to the video streaming product increasing the contract by \$108,615 to a total not to exceed amount over five years of \$323,475.

Contact: Stephanie Mizuno, Council-Clerk Operations Manager, (916) 808-7171; Shirley Concolino, City Clerk, (916) 808-7200, Office of the City Clerk

2. October 2014 Monthly Investment Transactions Report

Report # 2014-00878

Location: Citywide

Recommendation: Receive and file.

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

3. First Quarter Financial Report - Fiscal Year 2014/15

Report # 2014-00862

Location: Citywide

Recommendation: Receive and file.

Contact: Dawn Holm, Budget Manager, (916) 808-5574, Department of Finance

4. Supplemental Agreement: McClellan Warehouse for California Task Force Seven (CA-TF7), Urban Search and Rescue (US&R) Team

Report # 2014-00877

Location: McClellan Park

Recommendation: Pass a **Resolution** authorizing the City Manager, or his designee, 1) to execute Supplemental No. 2 (Second Amendment) to City Agreement No. 2004-0094 to McClellan Park Standard Form Net Lease Agreement with MP Holdings, LLC for one-year with the option of four one-year extensions, for a total amount not to exceed \$615,470; 2) to execute any additional documents and to take any additional non-monetary actions to implement the lease agreement.

Contact: Chris Costamagna, Battalion Chief, (916) 808-1691, Fire Department

5. Grant: Station Alerting, Training, Exercise, and Hazardous Materials Detection Equipment

Report # 2014-00879

Location: Citywide

Recommendation: Pass a **Resolution** 1) authorizing the City Manager, or his designee, to apply for grant funding for the purchase of Station Alerting, Training, Fitness, and Hazardous Materials Detection Equipment (Equipment); 2) accepting any federal funds awarded in an amount not to exceed \$1,800,000; 3) establishing an operating grant project, if awarded, for the Equipment including revenue and expenditure budgets; and 4) authorizing the transfer of the City's match for the grant from the Fire Department's operating budget to the grant project.

Contact: Michelle Basurto, Program Specialist, (916) 808-1357; Walt White, Fire Chief, (916) 808-1601, Fire Department

6. Contract: On-Call Veterinarian Services

Report # 2014-00858

Location: Citywide

Recommendation: Pass a Motion: 1) awarding a five-year contract to Mueller Animal Hospital, Inc. for on-call veterinarian services in an amount not to exceed \$500,000 for the five-year period; and 2) authorizing the City Manager or the City Manager's designee to execute the contract specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal year.

Contact: Gina Knepp, Animal Care Services Manager, (916) 808-8333, Department of General Services

7. **Accepting a State of California Housing-Related Park Program Grant – Round 3 (Proposition 1C) and Establishing Capital Improvement Projects**
Report # 2014-00813
Location: Citywide
Recommendation: Pass a **Resolution** 1) accepting a State of California Housing-Related Park Program Grant – Round 3 (Proposition 1C) from the Department of Housing and Community Development; 2) authorizing the City Manager, or his designee, to execute the grant agreement in the amount of \$1,675,600; 3) establishing new capital improvement projects; 4) establishing revenue and expenditure budgets for the grant funds (Fund 3704) for the park projects and 5) appropriating Park Development Impact Fees (Fund 3204) to these projects in the amount of \$345,000.
Contact: Camille Wise, Resource Development Specialist, (916) 808-8830, Department of Parks and Recreation
8. **Approving the Parameters to Negotiate the Sale of City Property at College Town Drive (APN 079-0200-001 and 046) to California State University, Sacramento**
Report # 2014-00895
Location: Districts 3 and 6
Recommendation: Pass a Motion authorizing the City Manager or his designee to negotiate with California State University, Sacramento to sell the 11-acre City property at the southeast corner of the intersection of State University Drive and College Town Drive (APNs 079-0200-001 and 046) based on the following terms: 1) the cash purchase price equal to the cost to acquire the land plus interest; 2) the obligation to construct two new baseball fields meeting AAA Minor League standards at the City's Army Depot property (APN 062-0010-037); and 3) the obligation to renew the existing City lease with the East Sacramento Babe Ruth League and the Sacramento Men's Senior Baseball League to allow for continued use of the existing fields until the new fields at the Army Depot site are completed.
Contact: James L. Combs, Director, (916) 808-8526, Department of Parks and Recreation
9. **Ordinance Repealing and Adding Chapter 8.112 of the Sacramento City Code Relating to Boating** (Passed for Publication 11/18/2014; Published 11/21/2014)
Report # 2014-00901
Location: Citywide
Recommendation: 1) Pass an **Ordinance** repealing and adding Chapter 8.112 of the Sacramento City Code relating to boating; and 2) pass a **Resolution** establishing an appeal fee relating to the Boating Ordinance.
Contact: Katherine Lester, Police Captain, Central Command, (916) 808-4500, Police Department

10. Approval of Broadway Complete Streets Agreement (S15141700)

Report # 2014-00807

Location: Districts 4 and 5

Recommendation: Pass a **Resolution** authorizing the City Manager to execute a Professional Services Agreement with Nelson\Nygaard Consulting Associates for the project for an amount not to exceed \$359,000.

Contact: Fedolia “Sparky” Harris, Principal Planner, (916) 808-2996; Hector Barron, City Traffic Engineer, (916) 808-2669, Department of Public Works

11. Contract: Sacramento City College Pedestrian/Bicycle Overcrossing Project (T15065700) [Reviewed 11/25/2014]

Report # 2014-00861

Location: District 5

Recommendation: Pass a **Resolution** 1) approving the Plans and Specifications for the Sacramento City College Pedestrian/Bicycle Overcrossing Project (T15065700); 2) a) adopting the findings of fact issued by the Hearing examiner on the bid protest filed by C.C. Meyers, b) adopting the Hearing Examiner’s recommended determination to deny the bid protest and find the low bid submitted by Viking Construction to be responsive, and c) denying the bid protest from C. C. Meyers; 3) awarding the contract to Viking Construction Company, Inc. as the lowest responsive and responsible bidder, for an amount not to exceed \$5,836,463; 4) authorizing the City Manager to execute a construction contract with Viking Construction for an amount not to exceed \$5,836,463 for the Sacramento City College Pedestrian/Bicycle Overcrossing Project (T15065700); 5) authorizing the City Manager to execute a Professional Services Agreement with Psomas to provide construction management services for an amount not to exceed \$915,855; 6) authorizing the City Manager to execute Supplemental Agreement No. 13 with Drake Haglan and Associates in an amount not to exceed \$141,311; 7) ratifying Supplemental Agreement No. 12 to City Agreement No. 2010-0789 with Drake Haglan and Associates; 8) resetting the City Manager’s authority to issue Supplemental Agreements for City Agreement No. 2010-0789; 9) transferring \$109,175 (Fund 2001) to the project from the Pedestrian Improvements Program (T15075200) to the Sacramento City College Pedestrian/Bicycle Overcrossing Project (T15065700); and 10) transferring \$740,825 (Fund 2025) from the Pedestrian Improvements Program (T15100400) to the Sacramento City College Pedestrian/Bicycle Overcrossing Project (T15065700).

Contact: Ofelia Avalos, Associate Civil Engineer, (916) 808-5515; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

12. **(Pass for Publication) Ordinance Amending Sacramento City Code Section 10.36.080(A) Limiting Parking Of Any Unattached Vehicle, Structure, Trailer, Semitrailer, or Equipment on a Street or Highway**
Report # 2014-00880
Location: Citywide
Recommendation: 1) Review an ordinance amending Section 10.36.080(A) of the Sacramento City Code by adding a subsection to limit parking of any unattached vehicle, structure, trailer, semitrailer, or equipment on the street or highway; and 2) pass for publication the ordinance title as required by Sacramento City Charter 32(c) to be considered December 9, 2014.
Contact: Erika Galang, Program Specialist, (916) 808-8572; Matthew W. Eierman, Parking Services Manager, (916) 808-5849, Department of Public Works
13. **City of Sacramento Pedestrian Crossing Guidelines**
Report # 2014-00886
Location: Citywide
Recommendation: Pass a **Resolution** 1) adopting the City of Sacramento Pedestrian Crossing Guidelines, and 2) rescinding Resolution No. 2003-010, dated January 09, 2003, and superseding the 2003 version of Pedestrian Safety Guidelines.
Contact: Mahesh Bhatt, Associate Engineer, (916) 808 5956; Hector Barron, City Traffic Engineer, (916) 808 2669, Department of Public Works
14. **Supplemental Agreement: Water, Wastewater, and Storm Drainage Rate Structure Study**
Report # 2014-00840
Location: Citywide
Recommendation: Pass a Motion authorizing the City Manager or the City Manager's designee to execute Supplemental Agreement No. 1 to City Agreement No. C2013-1094 with Raftelis Financial Consultants, Inc. for additional work on the Water, Wastewater, and Storm Drainage Rate Structure Study in an amount not-to-exceed \$30,000, bringing the agreement's total not-to-exceed amount to \$199,514.
Contact: Dan Sherry, Interim Engineering & Water Resources Manager, (916) 808-1419; Robert Armijo, Senior Engineer, (916) 808-1411, Department of Utilities
15. **Agreement: Regional Water Authority Legislative Advocacy Cost Sharing**
Report # 2014-00849
Location: Citywide
Recommendation: Pass a Motion authorizing the City Manager or the City Manager's designee to sign a Project Agreement to participate in the Regional Water Authority Legislative Advocacy Cost Sharing Program for regional advocacy on water matters in an amount not to exceed \$15,000 through December 31, 2015.
Contact: Jim Peifer, Supervising Engineer, (916) 808-1416, Department of Utilities; Randi Knott, Director of Government Affairs, (916) 808-5771, Office of the City Manager

16. **(City Council/Housing Authority) Approval of Final Loan Documents for the Woodhaven Senior Residence Project**

Report # 2014-00887

Location: 3731 Rio Linda Blvd., District 2

Recommendation: Pass 1) a **Housing Authority Resolution** entering into an Owner Participation Agreement, restructuring the existing loan, issuing a Certificate of Completion for the 1989 Owner Participation Agreement, approving the new loan documents in the amount of \$4.4 million to Woodhaven Senior, L.P. and authority for the Executive Direction of the Housing Authority to execute the restructured loan and new loan documents; and 2) a **City Council Resolution** authorizing the Housing Authority to execute the Home Investment Partnership (HOME) funded loan documents.

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

17. **(City Council/Housing Authority) Approval of Bond, Disposition and Financing Documents for Rehabilitation of Sierra Vista Apartments**

Report # 2014-00889

Location: 1115 23rd Street, District 4

Recommendation: Pass 1) a **Housing Authority Resolution** a) approving the issuance, execution and delivery of multifamily housing revenue bonds of up to \$13,239,000 to finance rehabilitation of the 78-unit Sierra Vista 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 1115 23rd Street with Sacramento Housing Authority Repositioning Program, Inc. (“SHARP”), b) approval of a Disposition and Development Agreement (“DDA”) between the Housing Authority and the Sacramento Housing and Redevelopment Agency (jointly “Agency”) and Sierra Vista Housing Associates, LP (“Developer”), c) execute a \$392,000 ground lease for 1115 23rd Street to the Developer or related entity, d) execute a \$6,400,000 Acquisition Loan Agreement (“Seller Carryback Loan”) between the Housing Authority and the Developer, e) approval of a \$200,000 Permanent Loan Agreement (“Permanent Loan”) between the Housing Authority and the Developer, f) approve standard Housing and Urban Development Use Agreement, g) approve standard Housing and Urban Development Use Agreement, h) execute and transmit related documents, i) amend the budget to receive and allocate payments associated with DDA, and j) making related findings); 3) a **City Council Resolution**, authorizing and delegating authority to the Sacramento Housing and Redevelopment Agency (Agency) to: a) execute a \$3,050,000 Construction and Permanent Loan Agreement comprised of up to \$1,400,000 of City HOME funds and \$1,650,000 of Community Development Block Grant (CDBG) funds, b) perform other actions and execute documents approved by Agency Council that may be required to implement the Construction and Permanent Loan Agreement.

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

18. (Housing Authority) Approval of Sutterview Apartments Disposition and Related Documents

Report # 2014-00890

Location: 2526 L Street, District 4

Recommendation: Pass a **Housing Authority Resolution** a) approving termination of ground lease with Sacramento Housing Authority Repositioning Program, Inc. (SHARP), b) approving a Disposition and Development Agreement with Sutterview Housing Associates, LP, or related entity (Developer), c) approving a seller carryback loan agreement for acquisition of the building improvements for \$6,350,000, and a ground lease capitalized at \$383,000 with the Developer or related entity, d) approving the Relocation Plan, e) authorizing the Executive Director to execute and transmit the carryback loan and capitalized ground lease to the Developer, f) authorizing the Executive Director to enter into and execute related agreements and perform other actions necessary to fulfill the intent of the disposition and development agreement and to ensure proper repayment of the Housing Authority funds, g) authorizing the Executive Director to amend the Housing Authority budget to receive and allocate payments for use in a manner consistent with the US Department of Housing and Urban Development Disposition Approval for 2526 L Street, Sacramento, CA, dated October 24, 2013, and h) making related findings.

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

19. (City Council/Housing Authority) Allocation of Supplemental Annual Administrative Fees from Multifamily Low-Income Mortgage Revenue Bond Financed Developments to the Housing Authority for Affordability and Supportive Services

Report # 2014-00893

Location: District 1

Recommendation: Pass 1) a **City Council Resolution** a) authorizing the transfer of the Supplemental Annual Administrative Fees (“Fees”) collected from multifamily low-income Mortgage Revenue Bond financed developments in City Council District 1 (District 1) in 2013-2014 in the amount of \$214,686 and up to \$214,686 to be collected and retained by the Housing Authority of the City of Sacramento in 2014-2015 for the Boys and Girls Clubs program at Inderkum High School or similar facility; and b) authorizing Fees collected from such developments within the City as of Fiscal Year 2014-15 and thereafter be retained by the Housing Authority for housing affordability and supporting services for residents in such developments; and 2) a **Housing Authority Resolution** a) authorizing the Executive Director to accept the transfer of \$214,686 in 2013-2014 District 1 Fees, retain up to \$214,686 in 2014-2015 District 1 Fees and amend the Housing Authority budget to allocate the funds to the Boys and Girls Clubs program at Inderkum High School or similar facility; b) authorizing the Executive Director, or her designee, to enter into a contract(s) with the Boys and Girls Clubs to

provide up to \$429,372 in operating subsidies for the program at Inderkum High School or similar facility; and c) collect and retain the Fiscal Year 2014-2015 and future Fees from such developments within the City for housing affordability and supporting services for residents in such developments.

Contact: Christine Weichert, Assistant Director, Development Finance, (916) 440-1353; Susan Perry, Supervisor, Portfolio Management and Homeownership, (916) 440-1386, Sacramento Housing and Redevelopment Agency

Public Hearings

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

20. Railyards Maintenance Community Facilities District No. 2014-04 Public Hearing and Resolution of Formation (Noticed 11/20/2014)

Report # 2014-00690 **Estimated Time: 5 minutes**

Location: Districts 3 and 4

Recommendation: Conduct a public hearing and upon conclusion pass a **Resolution** establishing the Railyards Maintenance Community Facilities District No. 2014-04, providing for Levy of Special Tax, and calling for a Special Election on December 5, 2014.

Contact: Diane Morrison, Program Specialist, (916) 808-7535; Mark Griffin, Program Manager, (916) 808-8788, Department of Finance

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.

21. (Agreement/Contract for Review and Information) Agreements for 700 Block of K Street

Report # 2014-00907

Location: District 4

Recommendation: Review a report approving a 1) \$1,600,000 Construction and Permanent Loan Agreement; 2) \$1,543,538 Grant Agreement; and 3) related documents with the Downtown Sacramento Revitalization Corporation for the 700 Block of K Street Project and 4) authorizing the City Manager to execute the documents.

Contact: Leslie Fritzsche, Senior Project Manager, (916) 808-8161, Economic Development Department

22. (Agreement/Contract for Review and Information) Groundwater Well Rehabilitation, Phase 3

Report # 2014-00870

Location: Citywide

Recommendation: 1) Review a report recommending passage of a Resolution a) approving the contract plans and specifications for the project and awarding the contract to Clyde G. Steagall, Inc. for an amount not-to-exceed \$4,006,446, for the purpose of rehabilitating eight potable water supply wells in the City, and b) authorizing the City Manager or his designee to transfer \$4,785,000 from the Treatment Plant Rehab Project (Z14006000, Fund 6310 – Water Revenue Bond Fund), \$115,000 from the Groundwater Well Fluoride Systems Project (Z14130600, Fund 6310), and \$125,564 from the Groundwater Well Fluoride Systems Project (Z14130600, Fund 6205 – Water Grant Fund), to the Groundwater Well Rehabilitation Program (Z14110100); and 2) continue to December 9, 2014, for approval.

Contact: Dan Sherry, Interim Manager, Engineering & Water Resources, (916) 808-1422; Megan Thomas, Associate Civil Engineer, (916) 808-1729, Department of Utilities

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

Council Comments-Ideas, Questions and Meeting/Conference Reports

- a. **Recognizing Councilmember Steve Cohn for his many years of service to the constituents of District 3 and the City of Sacramento**

Adjournment