

## CITY COUNCIL

Kevin Johnson, Mayor  
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Allen Warren, Vice Mayor, District 2  
Jeff Harris, 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 Financing Authority  
Redevelopment Agency  
Successor Agency**

**City Hall-Council Chamber  
915 I Street, 1<sup>st</sup> Floor**

**Published by the Office of the City Clerk  
(916) 808-5163**

**Tuesday, December 8, 2015  
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. **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 meeting agendas on the City website, 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. All meeting materials are also available at the meeting for public review. Contracts subject to the 10-day review period, as required by the Council Rules of Procedure, can be found on the City's website at: <http://portal.cityofsacramento.org/Clerk/Contract-Posting>

City Council meetings are broadcast live on Metrocable, Channel 14, AT&T Broadband Cable System and rebroadcast on the Saturday following the date of the meeting. Live video streams 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.

**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*).

### **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 8, 2015**

**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. River Cats Independence Field**

**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. Agreement for Bond-Counsel Services with Orrick, Herrington & Sutcliffe and Disclosure-Counsel Agreement with Stradling Yocca Carlson & Rauth (McKinley Village Community Facilities District)**

Report # 2015-01108

**Location:** Citywide

**Recommendation:** Pass a Motion approving an agreement with Orrick, Herrington & Sutcliffe for bond-counsel services and an agreement Stradling Yocca Carlson & Rauth for disclosure-counsel services in connection with the issuance and sale of Mello-Roos bonds through the McKinley Village Community Facilities District.

**Contact:** Joseph Cerullo, Senior Deputy Attorney, (916) 808-5346, Office of the City Attorney

- 2. Agreement for Bond-Counsel Services with Orrick, Herrington & Sutcliffe and Disclosure-Counsel Agreement with Stradling Yocca Carlson & Rauth (Refunding of Sacramento City Financing Authority 1997 Lease Revenue Bonds - Arco Arena Acquisition)**  
Report # 2015-01109  
**Location:** Citywide  
**Recommendation:** Pass a Motion approving an agreement with Orrick, Herrington & Sutcliffe for bond-counsel services and an agreement Stradling Yocca Carlson & Rauth for disclosure-counsel services in connection with refunding the Sacramento City Financing Authority 1997 Lease Revenue Bonds (Arco Arena Acquisition).  
**Contact:** Joseph Cerullo, Senior Deputy Attorney, (916) 808-5346, Office of the City Attorney
- 3. Supplemental Agreement: Agenda Work Flow Addition to Video Streaming Services with Granicus, Inc.**  
Report # 2015-01077  
**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 \$114,700 to a total not to exceed amount over five years of \$438,175.  
**Contact:** Shirley Concolino, City Clerk, (916) 808-5442; Stephanie Mizuno, Council-Clerk Operations Manager, (916) 808-7171, Office of the City Clerk
- 4. Agreement with J.P. Morgan Chase Bank, N.A., for City Banking Depository and Merchant Services**  
Report # 2015-00989  
**Location:** Citywide  
**Recommendation:** Pass a Motion authorizing the City Treasurer or his designee to execute 1) a professional services agreement with JP Morgan Chase Bank, N.A. for the City's banking depository services in an amount not-to-exceed \$750,000 annually for a five year term with two one-year extensions, and 2) a merchant services agreement, with Paymentech, LLC, a wholly owned subsidiary of JP Morgan Chase Bank, for a three year term with annual automatic renewals until terminated.  
**Contact:** Kim Gladden, Banking Operations Manager, (916) 808-2675; Russ Fehr, City Treasurer, (916) 808-5832, Office of the City Treasurer

5. **Contract Increase: Citywide Purchases of Safety Equipment from Safeware-Mallory**  
Report # 2015-01013  
**Location:** Citywide  
**Recommendation:** Pass a Motion: 1) authorizing the City Manager or his designee to increase the authorized spending by \$200,000 for use of the cooperative purchasing agreement with Safeware-Mallory to a not-to-exceed amount of \$500,000 for the citywide purchase of various supplies and equipment through the expiration date of the contract; and 2) authorizing the City Manager or his designee to issue the required purchase orders for the not-to-exceed amount specified for the vendor under the cooperative purchasing agreement for a total not-to-exceed amount of \$500,000 during the term of the contract.  
**Contact:** Virginia Smith, Administrative Analyst, (916) 808-1229; Katherine Robbins, Interim Procurement Manager, (916) 808-1562, Department of Finance
6. **Authorize Agreements for Psychological Services**  
Report # 2015-01043  
**Location:** Citywide  
**Recommendation:** Pass a Motion authorizing the City Manager to execute two five-year agreements for psychological services to be effective as of December 1, 2015, as follows: 1) with Cordico Psychological Corporation in an amount not to exceed \$225,000; and 2) with Ewing Diagnostic & Psychological Services, Inc. in an amount not to exceed \$75,000.  
**Contact:** Barbara Dillon, Interim Director, (916) 808-7173; Pat Flaherty, Risk Manager, 808-8587; Barbara Brenner, Loss Prevention Manager, (916) 808-7785, Department of Human Resources
7. **Contract: Council Chamber Audio Video Broadcast Equipment**  
Report # 2015-01084  
**Location:** Citywide  
**Recommendation:** Pass a Motion authorizing the City Manager or his designee to award a contract with VMI, Inc. for the purchase of audio and visual equipment for an amount not-to-exceed of \$156,431.  
**Contact:** Manuel Martinez, IT Supervisor (916) 808-8785; Ignacio Estevez, IT Manager, (916) 808-7349, Information Technology
8. **Memorandum of Understanding with the Sacramento Region Community Foundation for the River Cats Independence Field**  
Report # 2015-01061  
**Location:** 2450 Meadowview Road, District 8  
**Recommendation:** Pass a Motion: 1) authorizing the City Manager or his designee to execute a Memorandum of Understanding with the Sacramento Region Community Foundation (SRCF) for the River Cats Independence Field; and 2) accepting additional funds raised by the River Cats Independence Field board for long term capital improvements at River Cats Independence Field (L19804100).  
**Contact:** Annie Desalernos, Program Supervisor, (916) 808-3809, Department of Parks and Recreation

**9. Acceptance of the 2015 Veterans Adaptive Sports Program Grant**

Report # 2015-01063

**Location:** Citywide

**Recommendation:** Pass a **Resolution** authorizing the City Manager, or the City Manager's designee to 1) accept a Veterans Adaptive Sports Grant award from the U.S. Department of Veteran Affairs in the amount of \$70,967; 2) establish an operating grant project (G19100400) for the Veterans Adaptive Sports Grant; 3) adjust and appropriate operating grant revenue and expense budgets for the award amount of \$70,967; 4) transfer general fund (Fund 1001) in the amount of \$20,922 from the Department of Parks and Recreation Access Leisure operations (19001541) to the grant project (G19100400); and 5) establish revenue and expense budgets in the grant project in the amount of \$11,148 for donations of funds received by Gifts to Share, Inc. for the program (G19100400).

**Contact:** Annie Desalernos, Program Supervisor, (916) 808-3809, Department of Parks and Recreation

**10. Establish Capital Improvement Program for Richfield Park Playground Project**

Report # 2015-01066

**Location:** District 8

**Recommendation:** Pass a **Resolution:** 1) establishing a new capital improvement project (CIP) for Richfield Park Playground; and 2) transferring \$657,500 from Park Development Impact Fees for the project.

**Contact:** Gary Hyden, Park Planning and Development Manager, (916) 808-1949, Department of Parks and Recreation

**11. McClatchy Park Prefabricated Restroom with Concession Purchase**

Report # 2015-01067

**Location:** District 5

**Recommendation:** Pass a Motion: 1) approving the use of the cooperative purchase contract between the National Joint Powers Alliance and CXT, Inc. (Contract No. 022113-CXT) for the purchase of a prefabricated concrete restroom with concession for McClatchy Park and 2) authorizing the City Manager or City Manager's designee to execute the purchase of prefabricated restroom with concession from CXT, Inc. in an amount not to exceed \$142,988.

**Contact:** C. Gary Hyden, Park Planning and Development Manager, (916) 808-1949, Department of Parks and Recreation

- 12. Project Development Agreement with Capitol Area Development Authority to Design and Construct Truitt Park at 19th and Q Street (Two-Thirds Vote Required)**  
Report # 2015-01076  
**Location:** District 4  
**Recommendation:** Pass a Motion: 1) suspending competitive bidding for the construction of Truitt Park; and 2) approving the Project Development Agreement with the Capitol Area Development Authority (CADA) to design and construct Truitt Park, which commits City funding in the amount of \$680,500.  
**Contact:** Gary Hyden, Park Planning and Development Manager, (916) 808-1949, Department of Parks and Recreation
- 13. Agreement: Homeland Security Training Services (Two-Thirds Vote Required)**  
Report # 2015-01071  
**Location:** Citywide  
**Recommendation:** Pass a Motion authorizing the City Manager, or the City Manager's designee, to: 1) suspend competitive bidding in the best interest of the City to enter into an agreement with the Sacramento County Sheriff's Department; and 2) execute an agreement with the Sacramento County Sheriff's Department for the services of a Fusion Center Sergeant at the Sacramento Regional Threat Assessment Center (RTAC) in an amount not to exceed \$144,800.  
**Contact:** Dennis Joy, Police Lieutenant, Homeland Security, (916) 808-4532, Police Department
- 14. Contract: Fire Station Replacement Program (F13000800)**  
Report # 2015-00958  
**Location:** 1640 West El Camino Avenue, District 3  
**Recommendation:** Pass a Motion authorizing the City Manager or the City Manager's designee to execute a professional services agreement with WLC Architects, Inc. for the architectural and engineering design services for Fire Station 15 in an amount not to exceed \$375,400.  
**Contact:** Amy Smith, Associate Architect, (916) 808-2262; Jon Blank, Facilities Manager, (916) 808-7914, Department of Public Works
- 15. Contract: City Hall Signage ADA Barrier Removal Project (C13000400)**  
Report # 2015-00984  
**Location:** 915 I Street, District 4  
**Recommendation:** Pass a Motion 1) approving the construction plans and specifications, and awarding a construction contract to American Construction Engineers, the lowest responsive and responsible bidder, in an amount not to exceed \$175,562 for the City Hall Signage ADA Barrier Removal Project; and 2) authorizing the City Manager or the City Manager's designee to execute the contract specified above.  
**Contact:** Jeff Blanton, Senior Architect, (916) 808-8423, Department of Public Works; Neal Albritton, Program Specialist, (916) 808-8795, Department of Human Resources

- 16. Establish Capital Improvement Project for El Camino Avenue and Clay Street Traffic Signal (T15165200)**  
Report # 2015-01047  
**Location:** District 2  
**Recommendation:** Pass a **Resolution** 1) establishing the El Camino Avenue and Clay Street Traffic Signal Project (T15165200) as a new Capital Improvement Project; 2) appropriating \$73,480 (Fund 3703) to the El Camino Avenue and Clay Street Traffic Signal Project (T15165200); and 3) transferring \$143,525 (Fund 2025) from the FY2016 Traffic Signal Project (T15164300) to the El Camino Avenue and Clay Street Traffic Signal Project (T15165200).  
**Contact:** Cecilyn Foote, Associate Civil Engineer (916) 808-6843; Nicholas Theocharides, Engineering Services Manager (916) 808-5065, Department of Public Works
- 17. Contract: 56th Street & Grove/Lampasas Avenue Sewer Replacement**  
Report # 2015-00939  
**Location:** Districts 2 and 3  
**Recommendation:** Pass a **Resolution** 1) approving the contract plans and specifications for the 56th St. & Grove/Lampasas Ave. Sewer Replacement Project, and awarding the contract to T&S Construction, for an amount not-to-exceed \$972,681; and 2) approving related budget transfers to fund the Project.  
**Contact:** Dan Sherry, Engineering & Water Resources Manager, (916) 808-1419; Brett Grant, Supervising Engineer, (916) 808-1413, Department of Utilities
- 18. Agreements: On-Call Wastewater/Drainage Flow Monitoring Services**  
Report # 2015-00972  
**Location:** Citywide  
**Recommendation:** Pass a Motion authorizing the City Manager or the City Manager's designee to execute Professional Services Agreements for On-Call Monitoring Services with SFE Global for an amount not-to-exceed \$125,000, and V&A Consulting Engineers, Inc. for an amount not-to-exceed \$65,000.  
**Contact:** Dan Sherry, Engineering & Water Resources Manager, (916) 808-1419; Brett Grant, Supervising Engineer, (916) 808-1413, Department of Utilities
- 19. Contract: 41st/42nd Street Sewer Replacement, 2nd Avenue to Sherman Way (X14110700)**  
Report # 2015-00973  
**Location:** District 5  
**Recommendation:** Pass a **Resolution** 1) approving the contract plans and specifications, and awarding the contract to Bay Pacific Pipelines for an amount not-to-exceed \$285,622; and 2) authorizing budget transfers to fund the project.  
**Contact:** Dan Sherry, Engineering & Water Resources Manager, (916) 808-1419; Brett Grant, Supervising Engineer, (916) 808-1413, Department of Utilities

**20. Change Order: Elite Power Inc. for Electrical Maintenance Services**

**(Two-Thirds Vote Required)**

Report # 2015-01017

**Location:** Citywide

**Recommendation:** Pass a **Resolution** 1) suspending competitive bidding in the best interests of the City; and 2) approving a change order to Agreement No. 2015-1316 with Elite Power, Inc. to perform installations of additional water meter AMI hardware in the amount of \$200,000, for a total not-to-exceed amount of \$296,000.

**Contact:** Dan Sherry, Engineering & Water Resources Manager, (916) 808-1419; Dave Hansen, (916) 808-1421, Department of Utilities

**21. Supplemental Agreement: Design Services for the Fairbairn Water Treatment Plant Groundwater Well**

Report # 2015-01046

**Location:** District 3

**Recommendation:** Pass a Motion authorizing the City Manager or the City Manager's designee to execute Supplemental Agreement No. 1 to Agreement No. 2014-1047 with Wood Rodgers Inc. for Design Services for the Fairbairn Water Treatment Plant Groundwater Well Project for an amount not-to-exceed \$75,500, bringing the total agreement amount to \$269,500.

**Contact:** Dan Sherry, Engineering and Water Resources Manager, (916) 808-1419; Michelle Carrey, Supervising Engineer, (916) 808-1438, Department of Utilities

**22. Approval of Final Documents for Land Park Woods Apartments**

Report # 2015-00945

**Location:** Land Park Woods Apartments, District 4

**Recommendation:** Pass a **City Council Resolution:** a) approving and authorizing the Sacramento Housing and Redevelopment Agency (Agency) to execute a \$1,825,000 Construction and Permanent Loan Agreement comprised of City Home Investment Partnership Program (HOME) funds; and b) authorizing the Agency to enter into and execute other documents, as approved to form by Agency Counsel, and perform other actions necessary that may be required to implement the Loan Agreements.

**Contact:** Christine Weichert, Assistant Director, (916) 440-1353, Sacramento Housing and Redevelopment Agency

## **Discussion Calendar**

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

### **23. Strategies to Address the City's Other Post-Employment Benefits (OPEB) Unfunded Liability**

Report # 2015-00852      **Estimated Time: 60 minutes**

**Location:** Citywide

**Recommendation:** Pass a Motion 1) endorsing one of the recommended strategies in this report for reducing the City's OPEB liability; and 2) directing the City Manager to prioritize the endorsed strategy when negotiating future City employee labor contracts.

**Contact:** Dennis Kauffman, Operations Manager, (916) 808-5843; Leyne Milstein, Director, (916) 808-8491, Department of Finance

### **24. Update on Homeless Activities and Funding Agreement with Sacramento Steps Forward to Implement Coordinated Exit Rapid Re-Housing and Employment Program**

Report # 2015-01069      **Estimated Time: 45 minutes**

**Location:** Citywide

**Recommendation:** Pass a Motion authorizing the City Manager, or the City Manager's designee, to execute an agreement with Sacramento Steps Forward for an amount of up to \$500,000, to implement the Coordinated Exit Rapid Re-Housing and Employment Program for homeless individuals and families.

**Contact:** Emily Halcon, Homeless Services Coordinator, (916) 808-7896, Office of the City Manager

### **25. Downtown Housing Initiative Toolkit and Housing Production**

Report # 2015-01015      **Estimated Time: 25 minutes**

**Location:** Downtown Sacramento, Districts 3 and 4

**Recommendation:** Receive and file.

**Contact:** Greg Sandlund, Senior Planner, (916) 808-8931; Jim McDonald AICP, CFM, (916) 808-5723, Community Development Department

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

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

**Adjournment**