

CITY COUNCIL

Kevin Johnson, Mayor
Angelique Ashby, District 1
Allen Warren, District 2
Jeff Harris, District 3
Steve Hansen, District 4
Jay Schenirer, District 5
Eric Guerra, District 6
Rick Jennings, II, Vice Mayor, District 7
Larry Carr, Mayor Pro Tem, District 8

CHARTER OFFICERS

James Sanchez, City Attorney
Shirley Concolino, City Clerk
Howard Chan, Interim City Manager
John Colville, Interim City Treasurer

Agenda

City Council Financing Authority Housing Authority Public Financing Authority Redevelopment Agency Successor Agency

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

Tuesday, December 6, 2016
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.

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.

City of Sacramento

City Council

Tuesday, December 6, 2016

6:00 PM

City Hall Council Chamber

REGULAR MEETING AGENDA

915 I Street, 1st Floor

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

- A. Recognizing and Honoring Outgoing Mayor Kevin Johnson for his years of service to the City of Sacramento**

Consent Calendar

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. Supporting the Standing Rock Sioux Tribe's Opposition to the Dakota Access Pipeline and Proclaiming Indigenous Peoples' Day in the City of Sacramento**

File ID: 2016-01523

Location: Citywide

Recommendation: Pass a **Resolution** 1) supporting the Standing Rock Sioux Tribe's opposition to the Dakota Access Pipeline; and 2) proclaiming the second Monday in October as Indigenous Peoples' Day in the City of Sacramento.

Contact: Shirley Concolino, MMC, City Clerk, (916) 808-5442, Office of the City Clerk

- 2. Policy for Property Assessed Clean Energy (PACE) Programs (Continued from 11/29/2016)**
File ID: 2016-01432
Recommendation: Pass a Resolution establishing a policy for Property Assessed Clean Energy (PACE) Programs in the City of Sacramento.
Location: Citywide
Contact: Randi L. Knott, Director of Government Affairs, (916) 808-5771, Office of the City Manager
- 3. October 2016 Monthly Investment Transactions Report**
File ID: 2016-01427
Location: Citywide
Recommendation: Receive and file.
Contact: Bob Tokunaga, Chief Investment Officer, (916) 808-5340, Office of the City Treasurer
- 4. Establishment of City's Pool of Bond Trustee Providers**
File ID: 2016-01482
Location: Citywide
Recommendation: Pass a **Resolution** 1) approving a pool of financial firms qualified to provide trustee services to the City during fiscal years 2016/17 through 2020/21; and 2) authorizing the City Treasurer or Interim City Treasurer to select firms from the pool as needed to serve as trustee on City financing projects.
Contact: Lisa Yang, Treasury Analyst, (916) 808-2267; Brian Wong, Debt Manager, (916) 808-5811, Office of the City Treasurer
- 5. Approval of Funding Agreement for the Sacramento Employment and Economic Development (SEED) Corporation**
File ID: 2016-01391
Location: Citywide
Recommendation: Pass a **Resolution** 1) establishing a Multi-Year Operating Project (MYOP) #118000200 and expenditure budget in the amount of \$150,000 for the Sacramento Employment and Economic Development Corporation and Transfer of \$150,000 from the Economic Development Department Operating Budget to the Seed Corporation; and 2) authorizing the City Manager or the City Manager's designee to execute a \$150,000 funding agreement with the Sacramento Employment and Economic Development Corporation.
Contact: Veronica Smith, Senior Project Manager, (916) -808-1046, Economic Development Department

- 6. First Quarter Financial Report - Fiscal Year 2016/17**
File ID: 2016-01396
Location: Citywide
Recommendation: Receive and file.
Contact: Dawn Holm, Budget Manager, (916) 808-5574, Department of Finance
- 7. Approval of Employment Agreement for the City Attorney**
File ID: 2016-01498
Location: Citywide
Recommendation: Pass a Motion approving the City Attorney Employment Agreement.
Contact: Melissa Chaney, Director, (916) 808-7173, Department of Human Resources
- 8. Compensation Adjustment for the City Clerk Position**
File ID: 2016-01499
Location: Citywide
Recommendation: Pass a **Resolution** changing the salary schedule for the City Clerk and approving a salary increase.
Contact: Melissa Chaney, Director, (916) 808-7173, Department of Human Resources
- 9. (Pass for Publication) Ordinance Authorizing Amendment to the California Public Employees' Retirement System Contract for Local 522 Cost Share and Resolution of Intent**
File ID: 2016-01128
Location: Citywide
Recommendation: 1) Pass a **Resolution** of Intention amending the contract between the City of Sacramento and the Board of Administration of the California Public Employees' Retirement System to reflect the agreed upon cost share for Local 522 members; 2) review an Ordinance amending the contract between the City of Sacramento and the Board of Administration of the California Public Employees' Retirement System; and 3) pass for publication the ordinance title as required by Sacramento City Charter Section 32(c) for consideration on December 13, 2016.
Contact: Melissa Chaney, Director, (916) 808-7173; Samantha Wallace, Human Resources Manager, (916) 808-7657, Department of Human Resources

- 10. Transfer of Funds and Contract Award for Fire Station 43 (F13000700)**
File ID: 2016-01455
Location: 4201 El Centro Road, District 1
Recommendation: Pass a **Resolution** 1) transferring \$150,000 from the North Natomas Community Improvement Fund (Fund 3201) to the Fire Station 43 capital improvement project (F13000700); 2) approving the construction plans and specifications, and awarding a construction contract to Abide Builders, Inc., the lowest responsive and responsible bidder, in an amount not to exceed \$209,686 to complete the Fire Station 43 construction project; and 3) authorizing the City Manager or the City Manager's designee to execute the contract specified above.
Contact: Amy Smith, Associate Architect, (916) 808-2262, Department of Public Works; Jon Blank, Facilities Manager, (916) 808-7914, Department of Public Works
- 11. Change Order No. 23: Intermodal Phase II - Sacramento Valley Station (T15029040)**
File ID: 2016-01459
Location: District 3
Recommendation: Pass a Motion 1) authorizing the City Manager or the City Manager's designee to execute Change Order No. 23 to Contract No. 2013-0571 with Rudolph & Sletten, Inc. in an amount not to exceed \$297,171 to complete the project; and 2) ratifying Change Order No. 15 through No. 22 for this project issued under City Manager authority.
Contact: Gregory Taylor, AIA, LEED AP, Project Manager, (916) 808-5268; Jon Blank, Facilities Manager, (916) 808-7914, Department of Public Works
- 12. Contract Supplement: Purchase of Water Meters, Registers and Parts**
File ID: 2016-01446
Location: Citywide
Recommendation: Pass a Motion authorizing the City Manager or City Manager's designee to sign Contract Supplement No. 6 to City Agreement No. 2012-0165, to ratify prior purchases that exceed the contract amount, in the amount of \$177,463, and increase the Agreement's total not-to-exceed amount to \$1,831,143.
Contact: Mike Malone, Operations Manager, (916) 808-6226; Craig Robinson, Water Superintendent, (916) 808-7334, Department of Utilities

13. (City Council/Housing Authority) Approval of Revised Sacramento Housing and Redevelopment Agency (SHRA) Personnel Rules

File ID: 2016-01288

Location: Citywide

Recommendation: Pass 1) a **City Council Resolution** approving the revised Sacramento Housing and Redevelopment Agency (SHRA) Personnel Rules; and 2) a **Housing Authority Resolution** approving the revised Sacramento Housing and Redevelopment Agency (SHRA) Personnel Rules.

Contact: La Shelle Dozier, Executive Director, (916) 440-1319; James Shields, Director of Administration, (916) 440-1316, Sacramento Housing and Redevelopment Agency

Public Hearings

14. (City Council/Housing Authority) Bel-Vue Apartments Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing, and Approval of Loan Commitment and Tax Exempt Bonds (Noticed 11/22/16)

File ID: 2016-01135

Location: 1123 8th Street, District 4

Recommendation: Conduct a public hearing and upon conclusion pass 1) a **City Council Resolution** approving the issuance of obligations by the Housing Authority in the amount of \$4.5 million for the financing of Bel-Vue Apartments (Project); 2) a **City Council Resolution** a) approving a loan commitment of \$600,000 in City Home Investment Partnership (HOME) funds and \$2,100,000 in City Housing Trust Fund (HTF) funds, b) authorizing the Sacramento Housing and Redevelopment Agency (Agency) to execute a Loan Commitment Letter with Bel-Vue Apartments, L.P. (CFY Development, Inc. or Developer) or related entity, c) authorizing the Agency to execute all necessary documents associated with this transaction, d) authorizing the Agency to amend its budget, and e) making related findings; 3) a **Housing Authority Resolution** a) indicating the intention of the Housing Authority of the City of Sacramento to issue up to \$4,500,000 in tax-exempt mortgage revenue bonds to provide acquisition, construction and permanent financing for the Project, b) authorizing an application to the California Debt Limit Allocation Committee (CDLAC) for allocation authority to issue the bonds, and c) authorizing the Executive Director, or designee, to execute the necessary documents associated with the transaction; and 4) a **Housing Authority Resolution:** a) approving the loan commitment of \$600,000 in Housing Successor Funds for the Project, b) authorizing the Agency to amend its budget to allocate up to \$600,000 in Housing Successor Funds to the Project, and c) authorizing the Agency to enter into documents necessary to fulfill the intent of the loan commitment.

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

15. (City Council/Housing Authority) Approval of Disposition and Development Agreement and Related Loan Agreements for the Del Paso Nuevo Phase VI Project (Noticed 11/22/2016) [Published for 10-Day Review 11/23/2016]

File ID: 2016-01390

Location: Del Paso Nuevo Development between Ford Road and South Avenue off Norwood Avenue, District 2

Recommendation: Conduct a public hearing and upon conclusion pass: 1) a **City Council Resolution** a) finding that the sale of the Housing Authority of the City of Sacramento (Housing Authority) property to Del Paso Homes, Inc. (Developer) for construction and sale of new single-family homes is consistent with the Implementation Plan for the Del Paso Heights Redevelopment Plan; and b) approving the sale of the property by the Housing Authority pursuant to a Disposition and Development Agreement (DDA); and 2) a **Housing Authority Resolution** a) finding that the sale of Housing Authority property for construction and sale of new single-family homes is consistent with the Implementation Plan for the Del Paso Heights Redevelopment Plan and will assist in the elimination of blight and increase the supply of affordable housing, b) finding that the consideration for the sale of the property by the Housing Authority to the Developer is the Developer's obligations under the DDA and Seller Carry-back Loans based on the fair market value of the property of \$1,440,000 less subdivision infrastructure repair costs, c) authorizing the Executive Director to enter into and execute the DDA, Seller Carry-back Loans, and all other documents and agreements as approved to form by Sacramento Housing and Redevelopment Agency (Agency) Counsel as well as to perform all other actions necessary to ensure property repayment of the Housing Authority funds, d) finding that an economically feasible method of alternative financing is not available, and e) authorizing the Executive Director to subordinate the Housing Authority loans to the senior construction loan.

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

16. Natomas Fountains Retail Center (P16-012) [Noticed 11/23/2016; Passed for Publication 11/29/2016; Published 12/02/2016]

File ID: 2016-01342

Location: West of the intersection of Gateway Park Boulevard and North Freeway Boulevard, District 1

Recommendation: Conduct a Public Hearing and upon conclusion pass: 1) a **Resolution** approving Mitigated Negative Declaration Findings per General Plan Master Environmental Impact Report; 2) a **Resolution** approving a Development Agreement; 3) a **Resolution** approving a General Plan Amendment to re-designate 12.54± acres from Employment Center Mid Rise (ECMR) to Regional Commercial Center (RCC); 4) an Ordinance approving a rezone of 12.54± acres from Employment Center (EC-40) to Shopping Center (SC) zone within the Coral Business Center Planned Unit Development (PUD); 5) a Resolution approving a PUD Schematic Plan Amendment to the Coral Business Center PUD; 6) a Resolution approving the Natomas Fountains project, including Site Plan and Design Review and a Tree Removal Permit.

Contact: Arwen Wacht, Associate Planner, (916) 808-1964; Lindsey Alagozian, Senior Planner, (916) 808-2659, Community Development Department

17. Ordinance Amending Section 17.612.010 of the Sacramento City Code Relating to Landscape Requirements and the Use of Artificial Turf (M15-008) [Noticed 11/23/2016; Passed for Publication 11/29/2016; Published 12/02/2016]

File ID: 2016-01462

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion, pass on **Ordinance** amending Section 17.612.010 of the Planning and Development Code relating to landscape requirements and the use of artificial turf.

Contact: Joy Patterson, Principal Planner (916) 808-5607, Community Development Department

18. **Ordinance Amending Subsection D of Section 17.404.030 of the Sacramento City Code Relating to Alcohol Sales for Off-Premise Consumption in Buildings Less than 15,000 Square Feet in the Broadway-Stockton Special Planning District (M15-011) [Noticed 11/23/2016; Passed for Publication 11/29/2016; Published 12/02/2016]**
File ID: 2016-01457
Location: The Broadway-Stockton Special Planning District, portions of District 5 and District 6 (Includes properties located adjacent to Broadway from Highway 99 on the west to Stockton Boulevard on the east; and properties adjacent to Stockton Boulevard between 2nd Avenue on the north and 65th Street on the south)
Recommendation: Conduct a public hearing and upon conclusion, pass an **Ordinance** amending the Planning and Development Code (Title 17) regarding alcohol sales for off-premise consumption in buildings less than 15,000 square feet in the Broadway-Stockton Special Planning District.
Contact: Joy Patterson, Principal Planner, (916) 808-5607, Community Development Department

Discussion Calendar

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

19. **2017 Gang Prevention and Intervention Task Force Award Grants**
File ID: 2016-01449
Location: Citywide
Recommendation: Pass a Motion 1) approving identified grantee organizations (Attachment 2) for the 2017 Gang Prevention and Intervention Task Force Grant Program; and 2) authorizing the City Manager or his designee to execute and administer agreements with the grantees for the awards totaling \$948,461.
Contact: Khaalid Muttaqi, Director, Gang Prevention and Intervention Taskforce, (916) 808-5380, Office of the City Manager
20. **Authorize the Issuance and Sale of City of Sacramento Water Revenue Bonds, Series 2017 in an Amount Not-to-exceed \$130 million**
File ID: 2016-01337
Location: Citywide
Recommendation: Pass a **Resolution** authorizing 1) the issuance of the City of Sacramento Water Revenue Bonds, Series 2017, to finance the acquisition, construction, and installation of certain water-related capital improvement projects; with the aggregate principal amount not - to- exceed \$130 million; 2) the execution and delivery of an Official Statement, a Second Supplemental Indenture, a Bond Purchase Agreement, a Continuing Disclosure Certificate, an Agreement for Bond-Counsel Services, a Disclosure-Counsel Agreement, and related financing documents on the City's behalf; and 3) the revenue and expenditure budgets for the Bonds.

Contact: John Colville, Interim City Treasurer, (916) 808-8297; Brian Wong, Debt Manager, (916) 808-5811; Nii Laryea, Debt Analyst, (916) 808-5517, Office of the City Treasurer

21. City Auditor's Audit of the City's Risk Management Division

File ID: 2016-01501

Location: Citywide

Recommendation: Pass a Motion approving the Audit of the City's Risk Management Division.

Contact: Jorge Oseguera, City Auditor, (916) 808-7270, Office of the City Auditor

Information

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

22. Notification of Final Map Approval for Natomas Place Village 1 Phase 5

File ID: 2016-01513

Location: District 1

Recommendation: Receive and file.

Contact: Jerry Lovato, Program Analyst, (916) 808-7918, Department of Public Works

23. Notification of Final Map Approval for Natomas Place Village 5 Phase 2

File ID: 2016-01514

Location: District 1

Recommendation: Receive and file.

Contact: Jerry Lovato, Program Analyst, (916) 808-7918, Department of Public Works

24. Notification of Final Map Approval for Westshore Village F

File ID: 2016-01515

Location: District 1

Recommendation: Receive and file.

Contact: Jerry Lovato, Program Analyst, (916) 808-7918, Department of Public Works

25. Notification of Final Map Approval for Westshore Village Q

File ID: 2016-01516

Location: District 1

Recommendation: Receive and file.

Contact: Jerry Lovato, Program Analyst, (916) 808-7918, Department of Public Works

Public Comments-Matters Not on the Agenda

Council Comments-Ideas, Questions and AB1234 Reports

Adjournment