

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



DRAFT Minutes

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

**Tuesday, October 21, 2014
6:00 p.m.**

NOTICE TO THE PUBLIC

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DRAFT MINUTES

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.

Regular session called to order by Mayor Kevin Johnson at 6:01 p.m. Tuesday, October 21, 2014 at the Sacramento City Hall Council Chamber.

Members Present: Angelique Ashby (arrived at 6:12 p.m.), Steve Cohn, Darrell Fong, Steve Hansen, Kevin McCarty, Jay Schenirer, Allen Warren, and Mayor Kevin Johnson.

Pledge of Allegiance – led by Member Darrell Fong

Closed Session Report – None.

Special Presentations/General Communications

- a. **Recognizing the Sitka**
Action: Continued

- b. **Gifts to Share, Inc. Progress Report**
Action: Presentation given by Brian May, Vice Chair

Consent Calendar Estimated Time: 5 minutes (Actual Time: 3 minutes)

Action: Moved/Seconded: Member Darrell Fong / Member Steve Cohn

Yes: Members Angelique Ashby, Steve Cohn, Darrell Fong, Steve Hansen, Kevin McCarty, Jay Schenirer, Allen Warren and Mayor Kevin Johnson.

A motion **passed** to adopt the Consent Calendar in one motion except as indicated at each item.

1. Confirmation of Board/Commission Appointments

Report # 2014-00809

Location: Citywide

Action: Passed **Motion No. 2014-0262** 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

Action: Passed **Motion No. 2014-0263** 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

Action: Passed **Motion No. 2014-0264:** 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

Action: Passed **Resolution No. 2014-0343** 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
Action: Passed **Motion No. 2014-0265:** 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
Action: Passed **Resolution No. 2014-0344:** 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
Action: Passed **Resolution No. 2014-0345:** 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
Action: Passed **Motion No. 2014-0266** 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
Action: Passed **Resolution No. 2014-0346:** 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
Action: Passed **Motion No. 2014-0267** 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
Action: Passed **Motion No. 2014-0268** 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
Action: Passed **Motion No. 2014-0269** 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
Action: Passed **Motion No. 2014-0270** 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
Action: Passed **Resolution No. 2014-0347:** 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
Action: Passed **Motion No. 2014-0271** 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
Action: Passed **Resolution No. 2014-0348** 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
Action: **Continued to November 6, 2014:** 1) 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) continued 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

Action: Passed **Resolution No. 2014-0349** 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

Action: Public comment heard from Larry Bell; reviewed 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) continued 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)

- | | |
|-----------------------|------------------------|
| 1. Animal Shelter | 4. Housing |
| a. Valerie Lilienthal | a. David Ferguson |
| 2. Service Animals | 5. Wealth |
| a. Jonathan B. | a. Christopher Cassell |
| 3. Oak Park | |
| a. Ron Emslie | |

Council Comments-Ideas, Questions and Meeting/Conference Reports

1. Information Requests

None.

2. Board/Commission Appointments

None.

Adjourned – 6:48 p.m. in memory of Jeanne Travers (Member Steve Cohn’s mother-in-law)

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Special Meeting DRAFT Minutes

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Housing Authority
Redevelopment Agency
Successor Agency

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Members Present: Angelique Ashby (arrived at 6:12 p.m.), Steve Cohn, Darrell Fong, Steve Hansen, Kevin McCarty, Jay Schenirer, Allen Warren, and Mayor Kevin Johnson.

Consent Calendar Estimated Time: 5 minutes

Action: Moved/Seconded: Member Darrell Fong / Member Steve Cohn

Yes: Members Angelique Ashby, Steve Cohn, Darrell Fong, Steve Hansen, Kevin McCarty, Jay Schenirer, Allen Warren and Mayor Kevin Johnson.

A motion **passed** to adopt the Consent Calendar in one motion except as indicated at each item.

- (City Council/Housing Authority/Redevelopment Agency Successor Agency) Approval of Revised Sacramento Housing and Redevelopment Agency (SHRA) Personnel Rules**
Report # 2014-00823
Location: Citywide
Action: Passed 1) **City Resolution No. 2014-0350** approving the revised Sacramento Housing and Redevelopment Agency Personnel Rules; 2) **Housing Authority Resolution No. 2014-0015** approving the revised Sacramento Housing and Redevelopment Agency Personnel Rules; and 3) **Redevelopment Agency Successor Agency Resolution No. 2014-0006** acknowledging that the Sacramento Housing and Redevelopment Agency is authorized to approve the revised Personnel Rules.
Contact: La Shelle Dozier, Executive Director, (916) 440-1319; James Shields, Director of Administration, (916) 440-1319, Sacramento Housing and Redevelopment Agency

2. **(City Council/Housing Authority/Redevelopment Agency Successor Agency) Salary Range Adjustments for Sacramento Housing and Redevelopment Agency Employee's Association Member Classifications**

Report # 2014-00824

Location: Citywide

Action: Passed 1) **City Resolution No. 2014-0351** authorizing the Sacramento Housing and Redevelopment Agency (SHRA) to approve a 2.7 percent salary range adjustment for all Sacramento Housing and Redevelopment Agency Employee's Associations (SHRAEA) classifications; 2) **Housing Authority Resolution No. 2014-0016** authorizing the Sacramento Housing and Redevelopment Agency to approve a 2.7 percent salary range adjustment for all SHRAEA classifications; and 3) **Redevelopment Agency Successor Agency Resolution No. 2014-0007** acknowledging that the Sacramento Housing Redevelopment Agency is authorized a 2.7 percent salary range adjustment for all SHRAEA classifications.

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

3. **(City Council/Housing Authority/Redevelopment Agency Successor Agency) 2015 Compensation and Benefit Recommendations for Unrepresented Employees of the Sacramento Housing and Redevelopment Agency**

Report # 2014-00825

Location: Citywide

Action: Passed 1) **City Resolution No. 2014-0352:** a) authorizing the Sacramento Housing and Redevelopment Agency to approve the compensation and benefit changes for exempt management and confidential (unrepresented) employees; and b) authorizing the Executive Director to make minor changes or adjustments to exhibits in order to correct omissions or errors; 2) **Housing Authority Resolution No. 2014-0017:** a) authorizing the Sacramento Housing and Redevelopment Agency to approve the compensation and benefit changes for exempt management and confidential (unrepresented) employees; and b) authorizing the Executive Director to make minor changes or adjustments to exhibits in order to correct omissions or errors; and 3) **Redevelopment Agency Successor Agency Resolution No. 2014-0008** acknowledging that the Sacramento Housing and Redevelopment Agency is authorized to approve compensation and benefit changes for exempt management and confidential (unrepresented) employees.

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

Adjourned - 6:48 p.m.