

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
John F. Shirey, City Manager
Russ Fehr, City Treasurer

City of
SACRAMENTO

DRAFT Minutes

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, March 8, 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.

DRAFT MINUTES

Tuesday, March 8, 2016

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 Vice Mayor Rick Jennings at 6:03 p.m. Tuesday, March 8, 2016 at the Sacramento City Hall Council Chamber.

Members Present: Angelique Ashby, Larry Carr, Eric Guerra, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, and Allen Warren

Absent: Mayor Kevin Johnson

Pledge of Allegiance– led by Martin Luther King Girls Basketball Team.

Closed Session Report – Council by unanimous consent, with Member Schenirer abstaining, voted to deny the claim of Calvine and Elk Grove Florin Limited Liability Corporation and related Paul Petrovich entities involving the conditional use permit recently decided upon by the Council at Curtis Park Village.

Special Presentations/General Communications

- A. Recognizing Martin Luther King, Jr. K-8 2016 Championship Girls Basketball Team**
Action: Resolution presented by Member Rick Jennings

Consent Calendar Estimated Time: 5 minutes

Action: Moved/Seconded: Member Steve Hansen / Member Eric Guerra

Yes: Members Angelique Ashby, Larry Carr, Eric Guerra, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, Allen Warren

Absent: Mayor Kevin Johnson

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

1. Approval of City Council Meeting Minutes

Report # 2016-00252

Location: Citywide

Action: Passed **Motion No. 2016-0060** approving the City Council Meeting Minutes dated February 23, 2016.

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

2. Lease Agreement: Property at 1330 21st Street

Report # 2016-00288

Location: Citywide

Action: Passed **Motion No. 2016-0061** authorizing the City Manager of the City Manager's designee 1) to execute a lease agreement with Lodestar Ventures, LLC for real property located at 1330 21st Street, Suite 103, for the administrative offices of the Sacramento City-County Office of Metropolitan Water Planning (CCOMWP); and 2) to execute such additional documents and to take such additional actions as necessary to implement the lease agreement.

Contact: Tom Gohring, Executive Director, 808-1998, Sacramento City-County Office of Metropolitan Water Planning, Department of Citywide and Community Support and Ken Hancock, Real Property Agent II, 808-5752, Real Estate Services, Department of Public Works

3. Contract: University Dog Park Improvements Project (L19170100)

Report # 2016-00150

Location: 1900 University Park, District 6

Action: Passed **Resolution No. 2016-0099**: 1) approving the construction plans and specifications for: University Dog Park project; 2) awarding the contract to Abide Builders for an amount not to exceed \$161,530; 3) authorizing the City Manager or City Manager's designee to execute the contract with Abide Builders for an amount not to exceed \$161,530; and 4) appropriating \$30,000 of Park Development Impact Fees (Fund 3204) to the University Dog Park project (L19170100).

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

4. Contract: Citywide Pool Assessment and Repair (L19706500)

Report # 2016-00200

Location: Citywide

Action: Passed **Motion No. 2016-0063** authorizing the City Manager or the City Manager's designee to execute a professional services agreement with Jeff Katz Architecture, Inc. for the architectural and design services for the citywide pool assessment in an amount not to exceed \$185,000.

Contact: Jill Nunes, Recreation Manager (916) 808-6095, Department of Parks and Recreation

5. Fiscal Year 2015 Risk Management Annual Report

Report # 2016-00213

Location: Citywide

Action: Received and filed.

Contact: Melissa Chaney, Director of Human Resources, (916) 808-7173, Patrick Flaherty, Risk Manager, (916) 808-8587, Department of Human Resources

6. Grant Acceptance: Gang Violence Suppression (GVS) Grant Program

Report # 2016-00269

Location: Citywide

Action: Passed **Resolution No. 2016-0070** authorizing the City Manager, or the City Manager's designee to: 1) accept on behalf of the City of Sacramento \$1,141,607 in funding for the Gang Violence Suppression (GVS) grant from the State of California, Board of State and Community Corrections (BSCC); 2) establish a GVS grant project (G11015000); 3) adjust the necessary grant revenue and expense budgets in project G11015000 by \$1,141,607 to implement the grant; 4) adjust the necessary grant revenue and expense budgets in project G11015000 to implement the required GVS match of \$114,160; 5) increase authorized staffing levels by one (1) Full Time Equivalent (FTE) Police Officer Position; 6) maintain one (1) FTE Police Officer position; and, 7) execute Supplemental Agreement No. 2 to Agreement No. 2013-0935 with the Sacramento County District Attorney's Office in a revised agreement amount not to exceed \$195,000.

Contact: Marc Coopwood, Police Captain, Investigations, (916) 808-0551, Police Department

7. Contract: Energy Reinvestment Program for the Energy Efficiency Retrofit Phase II Project (C13001900) [Continued from March 1, 2016]

Report # 2016-00179

Location: Citywide

Action: Passed **Resolution No. 2016-0071** authorizing the City Manager or the City Manager's designee to 1) transfer funding in the amount of \$275,000 from the Department of Public Works FY2015/16 operating budget (General Fund, Fund 1001) to the Energy Reinvestment Program (C13001900) for the Energy Efficiency Retrofit Phase II project; and 2) execute a design-build contract with Siemens Industry, Inc. for the Energy Efficiency Retrofit Phase II project in an amount not to exceed \$150,000.

Contact: Jon Blank, Facilities Manager (916) 808-7914, James Christensen, Supervising Engineer (916) 808-5863, Jennifer Venema, Program Manager (916) 808-1859, Department of Public Works

8. Change Order No.14: Intermodal Phase 2 - Sacramento Valley Station (T15029040)

[Published for 10-Day Review 02/25/2016]

Report # 2016-00246

Location: District 3

Action: Public comment heard from Michael Harris; passed **Motion No. 2016-0064:** 1) authorizing the City Manager to execute Change Order No. 14 for an amount not to exceed \$2,712,474 with Rudolph & Sletten, Inc., general contractor for the Intermodal Phase 2- Sacramento Valley Station; 2) ratifying the City Manager's previously approved Change Orders No. 2 through No. 13); and 3) re-setting the City Manager's authority to issue change orders for City Agreement No. 2013-0571 with Rudolph & Sletten, Inc., the Intermodal Phase 2- Sacramento Valley Station.

Contact: Gregory Taylor, AIA, LEED AP, Project Manager, (916) 808-5268; Jerry Way, Director of Public Works, (916) 808-7100, Department of Public Works

9. **Contract: 38th Street Sewer Replacement, H Street to McKinley Boulevard (PN: X14130607)**
Report # 2016-00136
Location: District 3
R Action: Passed **Motion No. 2016-0065:** 1) approving the contract plans and specifications for the project; and 2) awarding the contract to Navajo Pipelines, Inc., for an amount not-to-exceed \$229,786.
Contact: Dan Sherry, Engineering & Water Resources Manager, (916) 808-1419; Brett Grant, Supervising Engineer, (916) 808-1413; Rosa Millino, Project Manager, (916) 808-1451, Department of Utilities
10. **Contract: Pipe Bursting Sewer Replacement: Group 1**
Report # 2016-00218
Location: Districts 2 and 5
Action: Passed **Motion No. 2016-0066:** 1) approving the contract plans and specifications for the Sewer Replacement project; and 2) awarding the contract to Bay Pacific Pipelines, Inc., for an amount not-to-exceed \$592,833.
Contact: Dan Sherry, Engineering & Water Resources Manager, (916) 808-1419; Brett Grant, Supervising Engineer, (916) 808-1413; Gary Gulseth, Project Manager, (916) 808-1412, Department of Utilities
11. **Contract: Pipe Bursting Sewer Replacement: Group 2**
Report # 2016-00219
Location: Districts 5, 6 and 8
Action: Passed **Motion No. 2016-0067:** 1) approving the contract plans and specifications for the Sewer Replacement project; and 2) awarding the contract to Bay Pacific Pipelines, Inc., for an amount not-to-exceed \$690,638.
Contact: Dan Sherry, Engineering & Water Resources Manager, (916) 808-1419; Brett Grant, Supervising Engineer, (916) 808-1413; Gary Gulseth, Project Manager, (916) 808-1412, Department of Utilities
12. **Supplemental Agreement: Programming Services for the Water Treatment Plants Rehabilitation Project (Z14006000)**
Report # 2016-00232
Location: Districts 3 and 6
Action: Passed **Motion No. 2016-0068** authorizing the City Manager, or the City Manager's designee, to execute Supplemental Agreement No. 1 to City Agreement No. 2013-0607 with JSP Automation for additional programming services in an amount not-to-exceed \$405,000, bringing the agreement's total not-to-exceed amount to \$1,294,068.
Contact: Dan Sherry, Engineering & Water Resources Manager, (916) 808-1419; Brett Grant, Supervising Engineer, (916) 808-1413; Gary Gulseth, Project Manager, (916) 808-1412, Department of Utilities

13. **Change Order: Land Park Phase 1 Water Main Replacement Project (Two-Thirds Vote Required)** [Published for 10-Day Review 02/25/2016]
Report # 2016-00251
Location: Districts 4 and 5
Action: Passed **Resolution No. 2016-0072:** 1) suspending competitive bidding in the best interests of the City for approximately 6200 ft. of water meter main on Freepoint Boulevard between Weller Way and Sutterville Road, 2) authorizing the City Manager or the City Manager's designee to sign Change Order No. 5 to City Agreement No. C2014-0710 with Teichert Construction, for an amount not-to-exceed \$1,071,160, bringing the contract total to \$11,741,240; and 3) approving related budget transfers.
Contact: Dan Sherry, Engineering & Water Resources Manager, (916) 808-1419; Michelle Carrey, Supervising Engineer, (916) 808-1438; Marc Lee, Senior Engineer, (916) 808-7481, Department of Utilities
14. **Rejection of Bids, Chemical Root Control Bid B16141421026**
Report # 2016-00270
Location: Citywide
Action: Passed **Motion No. 2016-0069** rejecting all bids for Bid B16141421026, Chemical Root Control.
Contact: Michael Malone, Operations Manager, (916) 808-6226; Rebecca Lane, Program Manager, (916) 808-1343, Department of Utilities
15. **(Housing Authority) Authorization to Accept Jobs Plus Pilot Program Grant Funds and to Execute Related Documents**
Report # 2016-00165
Location: Marina Vista and Alder Grove, District 4
Action: Public comment heard from Mac Worthy; passed **Housing Authority Resolution No. 2016-0003** authorizing the Executive Director or her designee to: a) accept and execute the Jobs Plus Pilot grant agreement and all other documents and forms required by the United States Department of Housing and Urban Development (HUD) to support activities for residents at Marina Vista and Alder Grove; b) amend the Housing Authority budget to incorporate, allocate, and expend, pursuant to HUD and Agency procurement regulations and policies, funding in the amount of \$2.7 million in Job Plus Pilot grant funding for the Marina Vista and Alder Grove public housing communities; and c) enter into agreements with key partners for in-kind services to implement the foregoing in a form approved by Agency Counsel.
Contact: Mary Liz Paulson, (916) 440-1334, Sacramento Housing and Redevelopment Agency

Public Hearings

16. **Weed and Rubbish Abatement** (Noticed 02/23/2016)

Report # 2016-00271 **Estimated Time: 10 minutes** (Actual Time: 4 minutes)

Location: Citywide

Action: Moved/Seconded: Member Eric Guerra / Member Jay Schenirer

Yes: Members Angelique Ashby, Larry Carr, Eric Guerra, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, and Allen Warren

Absent: Mayor Kevin Johnson

Conducted a public hearing with public comment heard from Mac Worthy to consider all objections to the proposed removal of weeds, rubbish, refuse, and dirt and upon conclusion, passed **Resolution No. 2016-0073** authorizing the Community Development Director to abate the nuisances by having the weeds, rubbish, refuse, and dirt removed from the parcels of property constituting a public nuisance.

Contact: Tina Lee-Vogt, Program Manager, (916) 808-2679, Community Development Department

17. **(City Council/Housing Authority) Lavender Courtyard by Mutual Housing - Tax Equity and Fiscal Responsibility (TEFRA) Hearing, Approval of Funding Commitment and Tax Exempt Bonds** (Noticed 02/19/2016)

Report # 2016-00188 **Estimated Time: 30 minutes** (Actual Time: 80 minutes)

Location: 605 16th Street, 1612 F Street and 1616 F Street, District 4

Action: Moved/Seconded: Member Steve Hansen / Member Jay Schenirer

Yes: Members Angelique Ashby, Larry Carr, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, and Allen Warren

Absent: Mayor Kevin Johnson

Abstain: Member Eric Guerra (recusal)

Conducted a public hearing with public comment heard from Steven Bourasa, Tim Kamermayer, Rick Bettis, Paula Lomazzi, Veronic Beaty, Darryl Rutherford, Ann Carberry, George Raya, Patti Uplinger, Lisa McGurty, Howard Lawrence, Falcon Lee, Michael Jentes, Charlene Jones, Michelle Johnston, Christina Clem, Barbara Stanton, Paul Graham, James Clark, Ken, Paul Tsamtsis, Mac Worthy, Mike Young, Priscilla Barnes, Kathleen Kirke-Young, Roland Brady, Martha Domyonovich, and upon conclusion passed 1) **City Council Resolution No. 2016-0074** indicating the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the proposed construction and financing of the Lavender Courtyard by Mutual Housing; 2) **City Council Resolution No. 2016-0075** which authorizes the Sacramento Housing and Redevelopment Agency to a) approve a funding commitment of \$1,905,525 in City Home Investment Partnership (HOME) funds and \$873,942 (\$642,460 loan and \$231,482 rent subsidy grant) in Housing Opportunities for Persons with AIDS (HOPWA) funds to the project, b) execute a Funding Commitment Letter with Lavender Associates, L.P. (Mutual Housing California) or related entity, c) execute all

necessary documents associated with this transaction, d) amend the Agency budget, and e) make related findings; 3) **Housing Authority Resolution No. 2016-0004**: a) indicating the intention of the Housing Authority of the City of Sacramento to issue up to \$13.5 million 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 bonds, and c) authorizing the Executive Director, or designee, to execute necessary documents associated with the transaction; and 4) **City Council Resolution No. 2016-0076** supporting the application for funding from State Affordable Housing and Sustainable Communities program.

Contact: Christine Weichart, (916) 440-1353, Sacramento Housing and Redevelopment Agency

18. **(City Council/Housing Authority) Pensione K - Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing, and Approval of Loan Commitment and Tax-exempt Bonds and Property Transfer** (Noticed 02/19/2016)

Report # 2016-00261 **Estimated Time: 10 minutes** (Actual Time: 6 minutes)

Location: 1100 17th Street, District 4

Action: Moved/Seconded: Member Steve Hansen / Member Eric Guerra

Yes: Members Angelique Ashby, Larry Carr, Eric Guerra, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, and Allen Warren

Absent: Mayor Kevin Johnson

Conducted a public hearing and upon conclusion passed: 1) **City Council Resolution No. 2016-0077** indicating the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the proposed rehabilitation and financing of Pensione K (Project); 2) **City Council Resolution No. 2016-0078** which authorizes the Sacramento Housing and Redevelopment Agency (Agency) to a) approve a loan commitment of \$1.19 million in City HOME Investment Partnership (HOME) funds to the Project, b) execute a Loan Commitment Letter with 1702 Studio Housing Partners L.P. (Barone Galasso and Associates, Inc.) or related entity, c) execute all necessary documents associated with this transaction, d) amend the Agency budget, and e) make related findings; 3) **Housing Authority Resolution No. 2016-0005** which authorizes the Executive Director to restructure and/or extend the existing debt and assign it to a new limited partnership formed by Barone Galasso and Associates, Inc., extending the loans' maturity to a date 55 years after completion of the proposed rehabilitation; 4) **Housing Authority Resolution No. 2016-0006 as amended** indicating the intention of the Housing Authority of the City of Sacramento to transfer the land adjacent to the Project to 1702 Studio Housing Partners L.P. (Barone Galasso and Associates, Inc.) or related entity; 5) **Housing Authority Resolution No. 2016-0007**: a) indicating the intention of the Housing Authority of the City of Sacramento to issue up to \$4.5 million 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 bonds, and c) authorizing the Executive Director, or designee, to execute necessary documents associated with the transaction; and 6) **City Council Resolution**

No. 2016-0079 as amended approving the statements and findings in the 33433 report and authorizing the transfer of the Housing Authority Property to Pensione K Artspace.
Contact: Christine Weichart, (916) 440-1353, Sacramento Housing and Redevelopment Agency

Discussion Calendar

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

19. Fight the Bite! Mosquito Control Services Report from Sacramento-Yolo Mosquito & Vector Control District [Oral Report]

Report # 2016-00290 **Estimated Time: 10 minutes**

Location: Citywide

Action: Continued to March 29, 2016.

Contact: Luz Maria Rodriguez, Public Information Officer, (916) 405-2082; Gary Goodman, District Manager, (916) 685-5464, Sacramento-Yolo Mosquito & Vector Control District

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

- | | |
|---------------------|----------------------|
| 1. Homeless | h. James Clark |
| a. Robert Coplin | i. Nathan Barnett |
| b. Rev | j. Nathan Gainsbrugh |
| c. Sidney Gordon | k. Emmert Long |
| d. Jrmarr Jefferson | l. Mac Worthy |
| e. Malvina Martin | m. Alex San Martin |
| f. Wanda | n. Norma Alcala |
| g. Kat | 2. Child Trafficking |
| | a. LaTonya Williams |

Council Comments-Ideas, Questions and Meeting/Conference Reports

1. **Information Requests**
None.
2. **Board/Commission Appointments**
None.

Adjourned – 8:30 p.m. in memory of Teresa Rocha and Ted Oto