

## 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  
Bonnie Pannell, District 8

## CHARTER OFFICERS

James Sanchez, City Attorney  
Shirley Concolino, City Clerk  
John F. Shirey, City Manager  
Russ Fehr, City Treasurer

City of  
**SACRAMENTO**

# Special Meeting DRAFT Minutes

City Council  
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, April 29, 2014**  
**6:00 p.m.**

## **NOTICE TO THE PUBLIC**

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

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(City Code 2.15.160).

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# SPECIAL MEETING DRAFT MINUTES

**Tuesday, April 29, 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.**

Special meeting session of the Redevelopment Successor Agency called to order in concurrence with the City Council, Financing Authority, Housing Authority and Public Housing Authority meeting by Mayor Kevin Johnson at 6:00 p.m. Tuesday, April 29, 2014 at the Sacramento City Hall Council Chamber.

**Members Present:** Members Angelique Ashby, Steve Cohn, Darrell Fong, Steve Hansen, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Allen Warren and Mayor Kevin Johnson

## **Consent Calendar Estimated Time: 5 minutes**

**Action:** Moved/Seconded: Member Jay Schenirer /Member Allen Warren

**Yes:** Members Angelique Ashby, Steve Cohn, Darrell Fong, Steve Hansen, Kevin McCarty, Bonnie Pannell, 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/Redevelopment Agency Successor Agency) Transfer of Government Purpose Assets to the City of Sacramento**  
Report # 2014-00268  
**Location:** Citywide  
**Action:** Passed **Redevelopment Agency Successor Agency (RASA) Resolution No. 2014-0002** authorizing RASA to transfer Department of Finance approved government purpose assets to the City of Sacramento; and 2) passed **City Council Resolution No. 2014-0107** accepting the transfer of Department of Finance approved government purpose assets.  
**Contact:** Leslie Fritzsche, Sr. Development Project Manager, (916) 808-7223, Economic Development Department

2. **(City Council/Redevelopment Agency Successor Agency) Appropriation of Funds and of Award Contract: 3rd Avenue & Broadway Urban Plaza Project**

Report # 2014-00233

**Location:** 3rd Avenue and Broadway in Oak Park, District 5

**Action:** Passed **Redevelopment Agency Successor Agency (RASA) Resolution No. 2014-0003** a) appropriating an additional \$52,000 in Oak Park Redevelopment Bond Funds for the 3rd Avenue & Broadway Urban Plaza Project; b) making findings regarding the project benefits; and c) authorizing the execution of the First Amendment to the Individual Project Agreement with the City for the project to increase the amount of funding by \$52,000, and 2) passed **City Council Resolution No. 2014-0108** a) awarding the construction contract to Abide Builders for an amount not to exceed \$247,694; b) authorizing the execution of the First Amendment to the Individual Project Agreement with the Redevelopment Agency Successor Agency for the project to increase the amount of funding by \$52,000; c) appropriating \$52,000 (Fund 8316) in additional Oak Park Redevelopment Bond Funds for the 3rd Avenue & Broadway Urban Plaza Project (T15036100); and c) making findings regarding the project benefits and need for use of Agency funds for the project.

**Contact:** Nader Kamal, Special Projects Engineer, (916) 808-7035; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

**Adjourned** concurrently with the City Council, Financing Authority, Housing Authority and Public Housing Authority meeting at 11:35 p.m.

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# DRAFT Minutes

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Financing Authority  
Housing Authority  
Public Housing Authority**

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# DRAFT MINUTES

**Tuesday, April 29, 2014**

**6:00 p.m.**

## ***City Hall – 915 I Street- First Floor Council Chamber***

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### **Open Session - 6:00 p.m.**

Regular session called to order by Mayor Kevin Johnson at 6:00 p.m. Tuesday, April 29, 2014 at the Sacramento City Hall Council Chamber.

**Members Present:** Members Angelique Ashby, Steve Cohn, Darrell Fong, Steve Hansen, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Allen Warren and Mayor Kevin Johnson

**Pledge of Allegiance**– led by Youth at City Council representative Brenna Pierce.

**Closed Session Report** – None.

### **Special Presentations/General Communications**

- a. **Law Day Resolution - “Why Every Vote Matters”**  
**Action:** Resolution presented by Member Steve Cohn
- b. **Eppie’s Great Race – City Cup**  
**Action:** Recognition given by Member Steve Hansen
- c. **Recognizing Big Day of Giving**  
**Action:** Resolution presented by Member Jay Schenirer

### **Consent Calendar Estimated Time: 5 minutes**

**Action:** Moved/Seconded: Member Jay Schenirer /Member Allen Warren

**Yes:** Members Angelique Ashby, Steve Cohn, Darrell Fong, Steve Hansen, Kevin McCarty, Bonnie Pannell, 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 Appointment**

Report # 2014-00336

**Location:** Citywide

**Action:** Passed **Motion No. 2014-0088** confirming board/commission appointment to the Oversight Board for Successor Agency to Sacramento County Redevelopment Agency – Dr. Michael Marion, Jr.

**Contact:** Shirley Concolino, City Clerk, (916) 808-5442; Stephanie Mizuno, Council-Clerk Operations Manager, (916) 808-7171, Office of the City Clerk

**2. (City Council/Housing Authority) Indemnification Agreement between the Housing Authority of the City of Sacramento and the City of Sacramento**

Report # 2014-00318

**Location:** Citywide

**Action:** Passed **Motion No. 2014-0089** authorizing the City Manager and the Executive Director of the Housing Authority of the City of Sacramento to enter into an indemnification agreement related to the Joint Exercise of Powers Agreement, dated February 25, 2014, that created the Sacramento Public Financing Authority (SPFA).

**Contact:** Janelle Gray, Treasury Manager, (916) 808-8296, Office of the City Treasurer

**3. City's Appraisers and Appraisal Reviewer Consultant Services List**

Report # 2014-00307

**Location:** Citywide

**Action:** Passed **Resolution No. 2014-0097** 1) approving an Appraisal and/or Appraisal Reviewer Consultant Services List to provide services for the purpose of Community Facility District and/or Assessment District appraisal(s) prior to the issuance of bonded indebtedness for fiscal years 2014/15 through 2019/20; 2) authorizing the City Treasurer to enter into four Professional Services Agreements, each in an amount not to exceed \$200,000 per consultant, as identified in Exhibit A; and 3) authorizing the City Treasurer to amend the agreements, as needed, to add scope of services.

**Contact:** Janelle Gray, Debt Manager, (916) 808-8296; Brian Wong, Senior Debt Analyst, (916) 808-5811, Office of the City Treasurer

**4. (Pass for Publication) Amendment to the Sacramento City Code amending Section 15.148.815 and adding Section 15.148.965, Relating to Digital Billboards on City-Owned Lands (M14-003) [To Be Considered on May 13, 2014]**

Report # 2014-00295

**Location:** Citywide

**Action:** 1) Reviewed an Ordinance amending Section 15.148.815 and adding Section 15.148.965 to the Sacramento City code, relating to digital billboards on City-owned lands; and 2) passed for publication the ordinance title as required by Sacramento City Charter section 32(c), with the Ordinance to be considered on May 13, 2014.

**Contact:** Sandra Yope, Senior Planner, (916) 808-7158; Joy Patterson, Principal Planner (916) 808-5607, Community Development Department

5. **(Pass for Publication) Entertainment and Sports Center (P13-065)**

[To Be Considered on May 13, 2014]

Report # 2014-00310

**Location:** Districts 1, 2, 3, 4, 7 and 8

**Action:** Public comment heard from Mac Worthy; 1) Reviewed a Resolution certifying the Environmental Impact Report and adopting the Mitigation Monitoring Program, Findings of Fact, and a Statement of Overriding Considerations; 2) reviewed an Ordinance for a Development Agreement between the City of Sacramento and Sacramento Basketball Holdings, LLC; 3) reviewed an Ordinance to establish an Entertainment and Sports Center Special Planning District (ESC SPD); 4) reviewed an Ordinance to rezone parcels out of the Central Business District SPD and into the ESC SPD; 5) reviewed an Ordinance to Rezone four proposed digital billboard sites (Site 1: Interstate-5 at Water Tank, Site 3: Business 80 at Sutter's Landing Park, Site 4: Business 80 at Del Paso Regional Park/Haggin Oaks, and Site 6: Interstate-5 at Bayou Road) to allow the development and operation of digital billboards on City-owned property; 6) reviewed a Resolution for a Water Supply Assessment Report for the ESC project; 7) reviewed a Resolution adopting the findings of fact and approving the Entertainment and Sports Center project, including a Tentative Map, Conditional Use Permits, Site Plan and Design Review with deviations, and Variances; and 8) passed for publication the Ordinance titles as required by Sacramento City Charter section 32(c) to be considered on May 13, 2014.

**Contact:** Stacia Cosgrove, Principal Planner, (916) 808-7110, Community Development Department; Desmond Parrington, AICP, ESC Project Manager, (916) 808-5044, Office of the City Manager

6. **Agreement: Second Amendment to Funderland, Inc. Lease Agreement 2006-0258 (Two-Thirds Vote Required)**

Report # 2014-00312

**Location:** 1350 17th Ave, Land Park, District 4

**Action:** Passed **Resolution No. 2014-0098** a) in the best interest of the City, finding that special circumstances make the use of the bid procedure inappropriate for the lease of property at 1350 17th Avenue (commonly known as Funderland) and suspending competitive bidding for the lease of that property; and b) suspending competitive bidding, in the best interest of the City, for the construction of the Facility Improvements (described in the proposed Second Amendment to City Agreement 2006-0258); and 2) Passed **Motion No. 2014-0090** authorizing the City Manager, or his designee, to execute the Second Amendment to City Agreement 2006-0258 to extend the lease term and make some modifications to the lease, including requiring Funderland, Inc. to make various improvements to the property.

**Contact:** Leslie Wisniewski, Administrative Officer (916) 808-8920, Convention, Culture and Leisure

**7. Cooperative Purchase Agreement: Replacement Ambulances**

Report # 2014-00272

**Location:** Citywide

**Action:** Passed **Motion No. 2014-0091** 1) approving the use of the Houston-Galveston Area Council (HGAC) cooperative purchase agreement with Braun Northwest, Inc. (Contract No. AM10-12) for the purchase of four replacement ambulances for \$623,652; and 2) authorizing the City Manager or the City Manager's designee to execute the purchase specified above.

**Contact:** Iseña Garcia, Program Specialist, (916) 808-1163; Keith Leech, Fleet Manager, (916) 808-5869, Department of General Services

**8. Cooperative Purchase Agreement: E85 Fuel for Fleet Vehicles**

Report # 2014-00276

**Location:** Citywide

**Action:** Passed **Motion No. 2014-0092** 1) approving the use of the State of California cooperative purchase agreement with Hunt & Sons, Inc. (Contract No. 1-10-91-02-A) for the purchase of E85 fuel; 2) increasing the amount not to exceed by \$400,000 for a revised total amount not to exceed \$900,000 through June 30, 2014 or until the contract is no longer available for use; and 3) authorizing the City Manager or the City Manager's designee to execute the purchase specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s).

**Contact:** Iseña Garcia, Program Specialist, (916) 808-1163; Keith Leech, Fleet Manager, (916) 808-5869, Department of General Services

**9. Amendment No. 2 - Purchase/Cooperative Agreement: FY 2013/14 Citywide Information Technology (IT) Related Goods and Services (Reviewed 4/22/2014)**

Report # 2014-00284

**Location:** Citywide

**Action:** Passed **Motion No. 2014-0093** 1) authorizing the City Manager or his designee to approve an increase in the purchase of IT related goods and/or services from Cisco Systems through the Western States Contracting Alliance (WSCA) Contract 7-11-70-17 by \$600,000 for a new not-to-exceed amount of \$1,600,000; 2) authorizing the City Manager or his designee to approve the purchase of IT related goods and/or services from EMC through the Western States Contracting Alliance Contract B27161 by \$660,000 for a new not-to-exceed amount of \$1,360,000; 3) authorizing the City Manager or his designee to approve the purchase of IT and Citywide related goods and/or services from Graybar Electric through cooperative agreements MA-IS-13402344 and MA-IS-1040222 with U.S. Communities in an amount not-to-exceed \$110,000; 4) authorizing the City Manager or his designee to approve the purchase of IT related goods and/or services from Anixter, Inc. through cooperative agreement R5136 with The Cooperative Purchasing Network in an amount not-to-exceed \$110,000; 5) authorizing the City Manager or his designee to approve the purchase IT related goods and/or services from Evolve Technology Group as an additional authorized reseller for Hewlett Packard, with no additional funding at this time; and 6) authorizing the City Manager or his designee to issue the required purchase orders for these vendors under the cooperative purchasing agreements for goods and services in a new total amount not-to-exceed \$9,135,000 during Fiscal Year 2013/14.

**Contact:** Darin Arcolino, IT Manager, (916) 808-0403; Maria MacGunigal, Chief Information Officer, (916) 808-7998, Information Technology Department

- 10. Agreement: Design and Construction of Park Improvements for Township 9 Park**  
Report # 2014-00259  
**Location:** District 3  
**Action:** Passed **Resolution No. 2014-0099** 1) establishing a new capital project for Township 9 Park (L19017100); 2) appropriating \$145,450 from the Park Development Impact Fees, Fund 3204, to L19017100; and 3) authorizing the City Manager or City Manager's designee to execute an Agreement with Capitol Station 65, LLC for the Design and Construction of Park Improvements for Township 9 Park and Park Development Impact Fee Waivers in the Township 9 Development.  
**Contact:** Mary de Beauvieres, Principal Planner, (916) 808-8722, Department of Parks and Recreation
- 11. Speed Limits on Various Streets and Rescinding Resolution No. 2013-0326**  
Report # 2014-00077  
**Location:** Citywide  
**Action:** Passed **Resolution No. 2014-0100** re-establishing and reducing speed limits on various streets and rescind Resolution No. 2013-0326.  
**Contact:** Zarah Lacson, Assistant Civil Engineer, (916) 808-8494; Hector Barron, City Traffic Engineer, (916) 808-2669, Department of Public Works
- 12. Annual Report on Residential Hotels**  
Report # 2014-00246  
**Location:** Citywide  
**Action:** Received and filed.  
**Contact:** Christine Weichert, Assistant Director, Development Finance, (916) 440-1353, Sacramento Housing and Redevelopment Agency

### **Public Hearings**

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

- 13. Marshall Hotel Withdrawal, Conversion Certificate and Replacement Housing Plan**  
(Noticed 03/18/2014)  
Report # 2014-00248      **Estimated Time: 20 minutes**  
**Location:** 1122 7th Street, District 4  
  
**Action:** Moved/Seconded: Member Steve Hansen /Member Allen Warren  
  
**Yes:** Members Angelique Ashby, Steve Cohn, Darrell Fong, Steve Hansen, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Allen Warren, and Mayor Kevin Johnson

Conducted a Public Hearing with public comment heard from Tamie Dramer, Chris Worden, and Tim Boyd; and upon conclusion passed **Resolution No. 2014-0101** approving the Certificate and the Replacement Housing Plan for the Marshall Hotel.

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

**14. McKinley Village Project (P08-086)** [Passed for Publication 04/22/2014; Noticed 04/18/2014; Published 04/24/2014]

Report # 2014-00292      **Estimated Time: 120 minutes**

**Location:** Parcels generally to the North of Union Pacific Railroad, South of Business 80, East of Alhambra Boulevard, and West of Lanatt, District 3

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

**Yes:** Members Darrell Fong, Steve Hansen, Bonnie Pannell, Jay Schenirer, Allen Warren, and Mayor Kevin Johnson

**No:** Members Angelique Ashby, Steve Cohn and Kevin McCarty.

Conducted a public hearing with public comment heard from Larry Greene, Maurice Reed, Kevin Greene, Karah Tovar, Michael Fox, Gregg Lukenbill, Jim Brown, Lisa Oliellate, Rosalon VanBuren, Robert Reid, Lorna Westrick, Tony Ingoglia, Jan Burch, Chris Worden, Catherine Taylor, Nikki Paschal, Andonia Cakouros, Alice Perez, Bob Chase, Josh Pane, Jill Shortley, Hime Tosces, Doyle Radford, Mark Chrisler, Eric Garcia, Rob Carrion, Glenn Snyder, Frank Albert, Jesse Reese, Randy Young, Erik Emblem, Tom Griffith, George Raya, Brian Burch, Julian Caneta, George Koufasimis, Sidney Norris, Louis Kaufman, Christina Kockinis, Suzie Johnson, Alberto Torrico, Dave Edwards, Sean Ward, Jude Lamare, Heather Sullivan, Julie Murphy, Deane Dana, Rob Finley, Betsey Weiland, Ellen Cochrane, JoEllen Arnold, Maria Kelly, Michael Murphy, Kristin Rapinac, Paul Noble, Jeff Harris, Claudia Bordin, Richard Lyman, Betty Travis, Tom Bow, Michael Skeltzer, Susan Ballew, Terry Kastanis, Lee Gilmore, Jennifer Cummings, Rebecca Hill, Steve Swindel, Max Mack, Caroline Goddard, Eddie Estabrook, Laura Legrand, Matt Johnson; and upon conclusion passed 1) **Resolution No. 2014-0102** adopting an Environmental Impact Report (EIR) and approving a Mitigation Monitoring Plan; 2) **Ordinance No. 2014-0011 as amended** adopting a Development Agreement; 3) **Resolution No. 2014-0103** approving the General Plan Amendment of 48.8± acres from Planned Development to Traditional Neighborhood Medium Density Residential; 4) **Ordinance No. 2014-0012** to Rezone from Heavy Industrial (M-2) to Single-Unit or Duplex Dwelling (R-1A PUD), Multi-Unit Dwelling (R-2A PUD), and Residential Mixed Use (RMX PUD) zones; 5) **Resolution No. 2014-0104** approving the PUD Establishment to create the McKinley Village PUD Guidelines and Schematic Plan; 6) **Resolution No. 2014-0105** approving the Bikeway Master Plan Amendment to incorporate the bikeway network for the McKinley Village project; 7) **Resolution No. 2014-0106 as amended** approving a Master Parcel Map to subdivide one parcel into twelve large lot parcels on 48.8± acres; a Subdivision Tentative Map to subdivide the site for a residential subdivision, park, and

recreation center comprised of 384 parcels on 48.8± acres; a Subdivision Modifications to allow nonstandard street sections; the Site Plan and Design Review for the construction of 312 single-unit dwellings, 24 multi-unit dwellings, and a recreation center; and the Driveway Variances to reduce the width of the proposed driveways from 24 feet to 20 feet for all proposed courts; 8) passed **Motion No. 2014-0094** to include the half street closure at 28<sup>th</sup> Street and C Street is approved with the McKinley Village Project and directed the city manager to a) work with Midtown residents to finalize and implement the Traffic Calming Plan for the area west of the Capital City Freeway, with primary emphasis on traffic calming measures along C Street and 28<sup>th</sup> Street; b) create a CIP for the Alhambra Tunnel Project; c) require pedestrian improvements, including sidewalk, gutter, and lighting on both sides of 28<sup>th</sup> Street between A Street and B Street; d) work with UP to reduce or eliminate train idling that blocks the 28<sup>th</sup> Street overcrossing; e) remove the Sutter's Landing Connector from the General Plan at the next major update; f) remaining PIF or Quimby fees go to Sutter's Landing Park.

**Contact:** Evan Compton, Associate Planner (916) 808-5260; Lindsey Alagozian, Senior Planner (916) 808-2659; Luis Sanchez, AIA, LEED AP, Senior Architect (916) 808-5957;

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

1. Race Issues
  - a. Mac Worthy

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

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

**Adjourned** – 11:35 p.m.