



Meetings of Sacramento City Council Financing Authority Housing Authority

CITY COUNCIL

Kevin Johnson, Mayor
Angelique Ashby, Vice-Mayor, District 1
Sandy Sheedy, District 2
Steve Cohn, District 3
Robert King Fong, District 4
Jay Schenirer, District 5
Kevin McCarty, District 6
Darrell Fong, District 7
Bonnie Pannell, District 8

DRAFT Minutes

Tuesday, March 20, 2012

6:00 p.m.

City Hall-915 I Street, 1st Floor Council Chamber

Published by the Office of the City Clerk (916) 808-7200

CHARTER OFFICERS

Eileen Teichert, City Attorney
Shirley Concolino, City Clerk
John F. Shirey, City Manager
Russ Fehr, City Treasurer

NOTICE TO THE PUBLIC

On January 31, 2012 the City Council Passed Resolution 2012-018 electing to serve as Successor Agency to its Redevelopment Agency.

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.

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).

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 Agendas 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 actions; 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. Hard copies are available at the Office of the City Clerk and all written material received is available at the meeting for public review.

Meetings are broadcast live on Metrocable, Channel 14, AT&T Broadband Cable System and rebroadcast on the Saturday following the date of the meeting. (Check Listings)

Live videostreams 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.

DRAFT Minutes

Tuesday, March 20, 2012

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 6:02 p.m. Tuesday, March 20, 2012 at the Sacramento City Hall Council Chamber.

Members Present: Members Angelique Ashby, Darrell Fong, Robert King Fong, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy and Mayor Kevin Johnson

Absent: Member Steve Cohn

Pledge of Allegiance led by Youth @ City Council, Kristin Wong.

Closed Session Report : None.

Special Presentations/General Communications

a. Recognizing Peace Week

Action: Withdrawn.

Public Comments-Matters Not on the Agenda (2 minutes per speaker) (Actual: 20 minutes)

1. School Project Thank You
 - a. Lolita Urrutia
2. Oak Park Issues
 - a. Ron Emslie
 - b. Terrence Johnson
3. ESC Development-Economy
 - a. Ed Clark
 - b. Craig Powell
 - c. Mac Worthy
4. Sacramento County CPS
 - a. Joangeline O'Connor
5. City Services
 - a. J Bolton Phillips

Consent Calendar (Items 1 - 15) Estimated Time: 5 minutes (Actual: 3 minutes)

Action: Moved/Seconded: Member Robert King Fong/Jay Schenirer

Yes: Members Angelique Ashby, Darrell Fong, Robert King Fong, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy and Mayor Kevin Johnson

Absent: Member Steve Cohn

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

1. **Association of California Water Agencies (ACWA) Board Member Nomination: Dave Brent [To Be Delivered]**
Report # 2012-00273
Location: Citywide
Action: Passed **Resolution No. 2012-062** supporting the nomination of Dave Brent, Interim Utilities Director, as a Board Member of ACWA Region 4.
Contact: Jim Pefier, Senior Engineer, (916) 808-1416 - Department of Utilities

2. **Ordinance Amendment: Mailed Ballot Procedures for Assessments (Passed for Publication n 3-13-12, Published on 3- 16-12)**
Report # 2012-00204
Location: Citywide
Action: Passed **Ordinance No. 2012-009** amending Section 3.44, Article I of the City Code relating to Mailed Ballot Procedures for Assessments.
Contact: Mark Griffin, Finance Department, Program Manager, (916) 808-8788, Finance Department

3. **City Signatory Authority for City Properties located within the Proposed Northgate Boulevard Property and Business Improvement District (PBID) No. 2012-04**
Report # 2012-00146
Location: District 3
Action: **Withdrawn** to pass a Resolution designating the City Manager as the signatory authority for all City-owned properties to be included in the proposed Northgate Boulevard PBID No. 2012-04.
Contact: Jodie Vong, Finance Department, Administrative Analyst, (916) 808-8243; Mark Griffin, Program Manager, (916) 808-8788, Finance Department

4. **City Signatory Authority for City Properties located within the Proposed North Franklin Property and Business Improvement District (PBID) No.2012-03**
Report # 2012-00178
Location: District 5
Action: Passed **Resolution No. 2012-064** designating the City Manager as the signatory authority for all City-owned properties to be included in the proposed North Franklin PBID No. 2012-03.
Contact: Sini Makasini, Finance Department, Administrative Analyst, (916) 808-7967; Mark Griffin, Program Manager, (916) 808-8788, Finance Department

5. **Agreement: Training for Emergency Medical Technician Paramedic (“EMT-P”) Students**
Report # 2012-00182
Location: Citywide
Action: Passed **Resolution No. 2012-065:** 1) authorizing the City Manager, or his designee, to execute the Training Agreement, attached hereto as Exhibit A and incorporated by reference, for Emergency Medical Technician Paramedic (“EMT-P”) with California State University Sacramento Pre-Hospital Education Program (“CSUS”) for a term of five years, or until terminated by either party; 2) authorizing the City Manager, or his designee, to execute the Training Agreement, attached hereto as Exhibit B and incorporated by reference, for EMT-P with Los Rios Community College District (“LRCCD”) for a term of five years, or until terminated by either party; 3) authorizing the City Manager, or his designee, to execute the Training Agreement, attached hereto as Exhibit C and incorporated by reference, for EMT-P with Northern California Training Institute (“NCTI”) for a term of five years, or until terminated

by either party; 4) authorizing the City Manager, or his designee, to execute the Training Agreement, attached hereto as Exhibit D and incorporated by reference, for EMT-P with Emergency Medical Sciences Training Institute (“EMSTI”) for a term of five years, or until terminated by either party; and 5) authorizing the City Manager, or his designee, to adjust the Fire Department’s revenue and expenditure budgets to reflect funds collected under these agreements.

Contact: Joseph A. D. Jackson, Assistant Fire Chief, (916) 808-2250, Fire Department

- 6. Donation: Surplus Vehicle to City Emergency Vehicle Operations Center**
Report # 2012-00230
Location: Citywide
Action: Passed **Resolution 2012-066** approving the donation of a surplus 2002 Dodge Ram truck (equipment number 9508) to the Emergency Vehicle Operations Course (EVOOC).
Contact: Keith Leech, Fleet Manager, (916) 808-5869; Craig Lymus, Procurement Services Manager, (916) 808-5524, Department of General Services
- 7. Contract: Purchase of Real Property Adjacent to the Sacramento River Water Treatment Plant for the Water Treatment Plants Rehabilitation Project**
Report # 2012-00234
Location: District 3
Action: Passed 1) **Resolution 2012-067** adopting a Mitigated Negative Declaration and Mitigation Reporting Program for the Water Treatment Plants Rehabilitation Project; and 2) **Motion No. 2012-107** authorizing the City Manager or the City Manager’s designee to execute the Agreement for Purchase and Sale of Real Property, and any other related documents, between the City of Sacramento and the Housing Authority of the County of Sacramento.
Contact: Richard Sanders, Real Property Agent, (916) 808-7034; Dan Sherry, Supervising Engineer, (916) 808-1419; Tom Buford, Senior Planner, (916) 808-7931, General Services Department
- 8. Master Plan for Park Site FB2 (formerly Manor Recreation & Swimming Club)**
Report # 2012-00268
Location: 6000 61st Street, District 6
Action: Passed **Resolution 2012-068** approving the Master Plan for Park Site FB2 (formerly Manor Recreation & Swimming Club).
Contact: C. Gary Hyden, Supervising Landscape Architect, (916) 808-1949; J.P. Tindell, Park Planning & Development Manager, (916) 808-1955, Department of Parks and Recreation
- 9. Park Development Impact Fee (PIF) Annual Report for Fiscal Year 2009/10**
Report # 2012-00221
Location: Citywide
Action: Passed **Resolution No. 2012-069** approving the City of Sacramento Park Development Impact Fee Report for Fiscal Year 2009/10.
Contact: Sonja Jarvis, Senior Accountant Auditor, (916) 808-8824; J.P. Tindell, Park Planning and Development Manager, (916) 808-1955, Department of Parks and Recreation

- 10. Annual Report on Residential Hotels**
Report # 2012-00289
Location: Citywide
Action: Received and filed.
Contact: Christine Weichert, Assistant Director, Development Finance, (916) 440-1353; Jeree Glasser-Hedrick, Program Manager, Development Finance (916) 440-1302, Sacramento Housing and Redevelopment Agency
- 11. Contract: 4th Street & I Street Intersection Modification Project (T15068200)**
Report # 2012-00080
Location: I Street between 5th Street and Interstate 5. (Districts 3 & 4)
Action: Passed **Motion No. 2012-066** 1) approving plans and specifications for the project; 2) appropriating Federal funds in the amount of \$1,226,064 to the project; and 3) authorizing the City Manager to award a construction contract to Lister Construction Inc. for an amount not to exceed \$1,173,207.
Contact: Zuhair Amawi, Associate Civil Engineer, (916) 808-7620; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Transportation
- 12. Master Services Agreement for Traffic Impact Studies**
Report # 2012-00130
Location: Citywide
Action: Passed **Motion No. 2012-067** authorizing the City Manager to execute a Master Services Agreement (MSA) with Fehr & Peers, Dowling/ Kittelson Engineering and DKS, for a two-year period in an amount not to exceed \$400,000 per year for each agreement; and 2) authorizing the City Manager to execute additional one-year terms for a total not to exceed five years (including the initial term and all extensions) and for an amount not to exceed the annual amount specified above.
Contact: Samar Hajeer, Senior Engineer, (916) 808-7808; Hector Barron, City Traffic Engineer, (916) 808-2669, Department of Transportation
- 13. Sacramento Online Transportation Management Plan Conversion CIP**
Report # 2012-00240
Location: Citywide
Action: Passed **Resolution No. 2012-070:** 1) establishing a Capital Improvement Project (CIP) for the Sacramento Online Transportation Management Plan Conversion (S15121700); 2) authorizing the execution of a sub-recipient agreement with the Sacramento Transportation Management Agency (TMA); and 3) appropriating \$75,000 in TDM Tier II Regional funds to the project.
Contact: Fedolia "Sparky" Harris, Senior Planner, (916) 808-2996; Hector Barron, City Traffic Engineer, (916) 808-2669, Department of Transportation
- 14. Authorization to Apply for Safe Routes to Schools Funding**
Report # 2012-00257
Location: District 2
Action: Passed **Resolution No. 2012-071** authorizing the City Manager to submit an application for the State Safe Routes to Schools Grant Program for a new traffic signal at Rio Linda Boulevard and Acacia Avenue, and new sidewalk improvements along Acacia Avenue and to commit to a local contribution of \$224,200 in local transportation funds.
Contact: Ed Cox, Program Analyst, (916) 808-8434; Hector Barron, City Traffic Engineer, (916) 808-2669, Department of Transportation

15. **Termination and Lease Agreement: 1011 and 1013 L Street
Report # 2012-00258**

Location: 1011 and 1013 L Street/Council District 4

Action: **Moved/Seconded:** Member

Yes: Members Angelique Ashby, Darrell Fong, Robert King Fong, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy and Mayor Kevin Johnson

Absent: Member Steve Cohn

Passed **Motion No. 2012-068** 1) authorizing the City Manager to execute a termination agreement with Abe Saadeh, dba Café Roma for 1013 L Street; 2) determining that, pursuant to City Code Section 3.68.110, the leasing of 1011 and 1013 L Street without bidding is in the best interests of the City; and 3) authorizing the City Manager to execute a five year lease agreement with two 5-year extended term options with Café Roma, LLC., for retail space located in Capitol Garage.

Contact: Paul Sheridan, Program Analyst, (916) 808-6817; Howard Chan, Parking Services Manager, (916) 808-7488, Department of Transportation

Public Hearings (Item 16)

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

16. **(Council/Housing Authority Successor Agency) Approval of Agency Loan Commitment, Budget Amendment, Restructuring of Existing Loan, Conversion Certificate and Replacement Housing Plan for the Proposed Ridgeway Studios Project**

(Noticed on 3-5-12) **Estimated Time: 15 minutes** (Actual: 3 minutes)

Report # 2012-00294

Location: 914 12th Street; District 4

Action: **Moved/Seconded:** Member Robert King Fong/Kevin McCarty

Yes: Members Angelique Ashby, Darrell Fong, Robert King Fong, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy and Mayor Kevin Johnson

Absent: Member Steve Cohn

Conducted a public hearing pursuant to City Code § 18.20.100 and upon conclusion passed: 1) **City Resolution No. 2012 -072** a) approving funding for an Agency loan to the project of up to \$1,200,000 comprised of \$1,130,880 in City Home Investment Partnership (HOME) Funds and \$69,120 in proceeds from a relocation payment made by Ridgeway SRO Investors, L.P. to Sacramento Housing and Redevelopment Agency (Agency) pursuant to Residential Hotel Ordinance 2006-056, b) authorizing the Agency to execute a commitment letter with Ridgeway SRO Investors, L.P., or related entity; 2) **City Resolution No. 2012-073** a) approving the Ridgeway Hotel Conversion Certificate; and b) approving the Replacement Housing Plan for the Ridgeway Hotel; and 3) **Housing Authority (as Successor Housing Agency) Resolution No. 2012-001** a) approving the assumption and restructuring of existing Low-Moderate Tax Increment loan in the amount of approximately \$300,000 plus accrued interest to Ridgeway SRO Investors, L.P.

Contact: Christine Weichert, Assistant Director, Development Finance, (916) 440-1353; Jeree Glasser-Hedrick, Program Manager, Development Finance, (916) 440-1302, Sacramento Housing and Redevelopment Agency.

Discussion Calendar (Item 17 - 20)

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

17. **Contract Award: Curtis Park Water Main Replacement**

Report # 2012-00227 Estimated Time 5 minutes (Actual: 7 minutes)

Location: District 5

Action: Moved/Seconded: Member Jay Schenirer/Angelique Ashby

Yes: Members Angelique Ashby, Darrell Fong, Robert King Fong, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy and Mayor Kevin Johnson

Absent: Member Steve Cohn

Passed a **Motion No. 20121-069** 1) considering the bid protest filed by Florez Paving on the Curtis Park Water Main Replacement Project, adopting the findings of fact and recommended determination issued by the hearing examiner on the bid protest, and denying the bid protest; and 2) approving the contract plans and specifications for the Project and awarding the contract to T & S Construction Company, Inc., for an amount not to exceed \$3,495,186.

Contact: Bill Busath, Interim Engineering Manager - 808-1434; Dan Sherry, Supervising Engineer, 808-1419, Department of Utilities

18. **Report on Solid Waste Residential and Commercial Services Business Plan Actions and Implementation**

Report # 2012-00025 Estimated Time: 60 minutes (Actual: 43 minutes)

Location: Citywide

Action: Moved/Seconded: Mayor Kevin Johnson/Member Darrell Fong

Yes: Members Angelique Ashby, Darrell Fong, Robert King Fong, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy and Mayor Kevin Johnson

Absent: Member Steve Cohn

Public comment heard from Craig Powell, Jeff Donlevy, Joseph Hurley, Mac Worthy, J Bolton Phillips, Scherita Adams, Annette Deglow and passed a **Resolution No. 2012-074** 1) discontinuing solid waste and recyclables collection services to commercial properties by October 1, 2012; 2) repealing Resolution No. 95-616 and Resolution No. 96-253 pertaining to commercial garbage programs; 3) directing staff to pursue residential solid waste service option changes, including a community input process and report to Council in 90 days; 4) appointing **Members Angelique Ashby, Steve Cohn and Darrell Fong** as the three-member City Council Ad Hoc Committee on Solid Waste to provide policy guidance to City staff on the implementation of the business plan actions; 5) transferring the Illegal Dumping collection program from the Community Development Department (CDD) to the Department of General Services, Solid Waste Division (“Division”); and 6) authorizing the City Manager or the City Manager’s designee to amend the Fiscal Year (FY) 2011/12 Solid Waste operating budget (Fund 6007) by \$170,000 to fund the collection of illegal dumping for the remainder of FY2011/12.

Contact: Steve Harriman, Integrated Waste General Manager, (916) 808-4949, Department of General Services

19. **2011 City of Sacramento Sustainability Accomplishments**
Report # 2012-00082 Estimated Time: 10 minutes (Actual: 13 minutes)
Location: Citywide
Action: Received and filed.
Contact: Yvette Rincon, Sustainability Program Manager, (916) 808-5827, General Services Department

20. **(Redevelopment Agency Successor Agency) Approval of Successor Agency Initial Draft Recognized Obligation Payment Schedule (DROPS) and Proposed Administrative Budget and Authorization to Establish Budgetary Appropriations for Required Expenditures.**

Report # 2012-00209 Estimated Time: 15 minutes (Actual: minutes)

Location: Citywide

Action: Moved/Seconded: Member Jay Schenirer/Bonnie Pannell

Yes: Members Angelique Ashby, Darrell Fong, Robert King Fong, Kevin McCarty, Bonnie Pannell, Jay Schenirer, Sandy Sheedy and Mayor Kevin Johnson

Absent: Member Steve Cohn

Public comment heard from Mac Worthy and passed a **Resolution No. 2012-002** as Successor Agency: 1) approving the DROPS and providing authority to amend as necessary; 2) approving the Proposed FY2011/12 Successor Agency Administrative Budget; and 3) authorizing the establishment of all funds and budgetary appropriations necessary to make payments and account for the financial transactions of the Successor Agency.

Contact: Leyne Milstein, Finance Director (916) 808-8491, Finance Department; Chris Pahule, Assistant Director Community Development (916) 440-1350, Sacramento Housing and Redevelopment Agency (SHRA)

Council Comments-Ideas, Questions and Meeting/Conference Reports

1. Information Requests

a. Member Robert King Fong

1. Agendize Recognition of 75th Anniversary of McClatchy High School on 3-27

2. Board and Commission Appointments

a. Redevelopment Agency Oversight Board

1. Member Jay Schenirer
2. La Shelle Dozier (Representative for the Employees of the former Redevelopment Agency)

Adjourned at 7:50 in memory of Ego Ruthand.