

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 7, 2014
6:00 p.m.

NOTICE TO THE PUBLIC

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DRAFT MINUTES

Tuesday, October 7, 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 Pro Tem Angelique Ashby at 6:20 p.m. Tuesday, October 7, 2014 at the Sacramento City Hall Council Chamber.

Members Present: Angelique Ashby, Steve Cohn, Darrell Fong, Kevin McCarty, Allen Warren.

Members Absent: Steve Hansen, Jay Schenirer and Mayor Kevin Johnson.

Pledge of Allegiance – led by Member Allen Warren.

Special Presentations/General Communications

- a. **Recognizing October as Domestic Violence Awareness Month**
Action: Resolution presented by Member Kevin McCarty
- b. **Recognizing October as National Planning Month**
Action: Resolution presented by Member Steve Cohn
- c. **Introduction of New Youth at City Council Coordinator**
Action: Continued.

Consent Calendar Estimated Time: 5 minutes (Actual time: 4 minutes)

Action: Moved/Seconded: Member Steve Cohn /Member Allen Warren

Yes: Members Angelique Ashby, Steve Cohn, Darrell Fong, Kevin McCarty, and Allen Warren.

Absent: Members Steve Hansen and Jay Schenirer and Mayor Kevin Johnson

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

- 1. Amendments of Agreements with Bond Counsel and Disclosure Counsel for Financing the Entertainment and Sports Center**
Report # 2014-00712
Location: Citywide
Action: Public comment heard from Larry Bell; passed **Motion No. 2014-0249:** 1) approving the attached amendments of the agreements with Orrick, Herrington & Sutcliffe and Stradling Yocca Carlson & Rauth; and 2) authorizing the City Attorney or his designee to sign the amendments on the City's behalf.
Contact: Joseph P. Cerullo, Senior Deputy City Attorney, (916) 808-5346, Office of the City Attorney
- 2. Confirmation of Mayoral Appointments to the Regional Human Rights/Fair Housing Commission**
Report # 2014-00790
Location: Citywide
Action: Passed **Resolution No. 2014-0330** confirming the Mayor's appointments to the Regional Human Rights/Fair Housing Commission.
Contact: Shirley Concolino, City Clerk, (916) 808-5442, Office of the City Clerk
- 3. (Pass for Publication) Croasman/Nigro House Landmark Nomination Time Extension**
Report # 2014-00713
Location: 2305 K Street, District 4
Action: 1) Reviewed an Ordinance extending the 45-day protection time period by 45-days for the Croasman/Nigro House, located at 2305 K Street; and 2) passed for publication the Ordinance title as required by Sacramento City Charter 32(c) to be considered on October 14, 2014.
Contact: Arwen Wacht, Associate Planner, (916) 808-1964; Roberta Deering, Preservation Director, (916) 808-8259, Community Development Department
- 4. Agreement: Peace Officer Research Association of California**
Report # 2014-00719
Location: Citywide
Action: Passed **Motion No. 2014-0250** authorizing the City Manager, or the City Manager's designee, to enter into an Agreement with Peace Officers Research Association of California (PORAC) in an amount not to exceed \$144,469 through November 30, 2014 for law enforcement research assistance.
Contact: Kathy Lester, Police Captain, Personnel Services, (916) 808-0854, Police Department

5. **Grant: Fiscal Year 2014-15 Surrendered and Abandoned Vessel Exchange (SAVE)**
Report # 2014-00725
Location: Citywide
Action: Passed **Resolution No. 2014-0331** authorizing the City Manager, or the City Manager's designee, to: 1) accept a \$40,800 Surrendered and Abandoned Vessel Exchange (SAVE) grant award from the California State Parks, Division of Boating and Waterways (DBW); 2) establish an operating grant project (G11012400); 3) adjust and appropriate operating grant revenue and expense budgets for the award amount of \$40,800; and 4) transfer matching funds in the amount of \$4,080 from the Sacramento Police Department's (SPD) operating budget into the operating grant expense budget.
Contact: William Champion, Police Captain, Central Command, (916) 808-4531, Police Department
6. **Supplemental Agreement No. 1: Guy West Bridge Rehabilitation Project (K15105000)**
Report # 2014-00699
Location: Districts 3 & 6
Action: Passed **Motion No. 2014-0251:** 1) authorizing the City Manager to execute Supplemental Agreement No. 1 not to exceed \$108,200 with The Hanna Group for the Guy West Bridge Rehabilitation Project (K15105000); and 2) resetting the City Manager's authority to issue Supplemental Agreements for City Agreement No. 2014-0461.
Contact: Zuhair Amawi, Associate Engineer, (916) 808-7620; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065 Department of Public Works
7. **Contract: R Street Improvements Project 16th Street to 18th Street (T15068301)**
(Reviewed 9/30/2014)
Report # 2014-00700
Location: District 4
Action: Passed **Resolution No. 2014-0332:** 1) approving the Plans and Specifications for the R Street Improvements Project from 16th Street to 18th Street; 2) approving the appropriation of \$2,700,000 (Fund 3703) to the Project; 3) authorizing the City Manager to execute a Memorandum of Understanding (MOU) with the Capitol Area Development Authority (CADA); 4) approving the appropriation of \$770,000 (Fund 3702) to the Project; 5) approving the transfer of \$102,581 (Fund 6230) from the R Street Sewer Replacement Project (X14010078) to the R Street Improvements Project from 16th Street to 18th Street; 6) awarding a construction contract to Teichert Construction for an amount not to exceed \$2,970,887.50; 7) authorizing the City Manager to execute Supplemental Agreement No. 7 with Mark Thomas and Company for an amount not to exceed \$46,633; and 8) resetting the City Manager's authority to issue Supplemental Agreements for City Agreement No. 2008-0871.
Contact: Zuhair Amawi, Associate Civil Engineer, (916) 808-7620; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

- 8. Change Order: Sacramento Railyards West Tunnel Ramps Access Project**
Report # 2014-00701
Location: District 3
Action: Passed **Resolution No. 2014-0333:** 1) authorizing the City Manager to execute Change Order No. 4 in the amount of \$169,515 with B&M Builders, Inc.; 2) transferring funds in the amount of \$109,000 (Fund 6004) from the Parking Facilities Development Project (V15710000) to the Sacramento Intermodal Facility Project (T15029030); 3) ratifying Change Orders 1, 2, and 3 with B&M Builders, Inc.; and 4) resetting the City Manager's Change Order Authority for the Sacramento Railyards West Tunnel Ramps Access Project (T15029032).
Contact: Matthew Johns, Associate Engineer, (916) 808-5760; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works
- 9. Contract: Maintenance Dredging at Sacramento Marina and Miller Park Boat Launch Ramp**
Report # 2014-00718
Location: District 4
Action: Passed **Motion No. 2014-0252** authorizing the City Manager to execute a three-year contract with Caggiano General Engineering for maintenance dredging at the Sacramento Marina and Miller Park Boat Launch Ramp for a not-to-exceed amount of \$121,495 per year for a total not-to-exceed amount of \$364,485.
Contact: Keith Underwood, Marina Manager, (916) 808-8168; Jerry Way, Director of Public Works, (916) 808-7100; Department of Public Works
- 10. Agreements: Flood Emergency Response Projects with United Research Services Corporation, CH2MHill, and Geotechnical Engineers, Inc.**
Report # 2014-00641
Location: Citywide
Action: Passed **Motion No. 2014-0253** authorizing the City Manager or the City Manager's designee to execute professional services agreements with 1) United Research Services Corporation, to provide individual Emergency Action Plans (EAPs) for each partnering agency and compile a Regional Master EAP using the individual EAPs, in an amount of \$144,741; 2) CH2MHILL, to provide Training, Table Top Exercise, and Functional Exercise services, in an amount of \$178,290; and 3) Geotechnical Engineers, Inc. Consultants, Inc. ,to revise the City of Sacramento/County of Sacramento Rescue and Evacuation Mapping, in an amount of \$173,128.
Contact: Michael Malone, Operations Manager, (916) 808-6226; Pete Millino, Operations & Maintenance Superintendent, (916) 808-5173, Department of Utilities

Public Hearings

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

11. **(City Council/Housing Authority) 700 Block of K Street Project –Tax Equity Fiscal Responsibility Act (TEFRA) Hearing and Approval of Funding** (Noticed 09/12/2014)
Report # 2014-00729 **Estimated Time: 10 minutes** (Actual time: 40 minutes)
Location: District 4

Action: Moved/Seconded: Member Steve Cohn/Member Kevin McCarty

Yes: Members Angelique Ashby, Steve Cohn, Darrell Fong, Kevin McCarty, Allen Warren.

Absent: Members Steve Hansen and Jay Schenirer and Mayor Kevin Johnson.

Conducted a public hearing with public comment heard from Mac Worthy, John Woodall and Chris Worden, and upon conclusion passed 1) **Housing Authority Resolution No. 2014-0013:** a) affirming the continued commitment of \$10.1 million of previously committed Low-Moderate housing funds, as approved by the California Department of Finance on the Housing Asset List, to the Project; b) authorizing the Housing Authority to make a loan commitment of \$6,280,262 to the 700 Block Investors L.P. or related entity for the Project; c) authorizing the Housing Authority to make a grant commitment of \$3,819,738 to the Downtown Sacramento Revitalization Corporation (DSRC) which will be contributed to the Project; d) authorizing the Executive Director to execute the loan and grant commitment letters respectively; 2) **Housing Authority Resolution No. 2014-0014:** a) approving an allocation of \$1,550,000, consisting of \$1,054,503 in Merged Downtown 2005 Taxable Low Moderate Funds and \$495,497 Merged Downtown 2005 Tax Exempt Low Moderate Funds from the Redevelopment Agency Successor Agency (RASA); and b) defunding \$2,340,000 in 2002 Merged Downtown Tax Exempt Low Mod Bond funds from the Project; 3) **City Council Resolution No. 2014-0334:** a) indicating the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the proposed project; and b) approving the issuance of a tax exempt obligation; and 4) **City Council Resolution No. 2014-0335** allocating \$790,000 of Housing Trust Funds to the Housing Authority for the Project.

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

Discussion Calendar

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

12. Approval of 2014 One Year Action Plan Amendments for the Twin Rivers (Dos Rios) Transit-Oriented Development and Light Rail Station Initiative Acquisition, Predevelopment and Planning Activities (Reviewed 09/30/2014)

Report # 2014-00684 **Estimated Time: 10 minutes** (Actual 10 minutes)

Location: Citywide and District 3

Action: Moved/Seconded: Member Steve Cohn/Member Allen Warren

Yes: Members Angelique Ashby, Steve Cohn, Darrell Fong, Kevin McCarty, Allen Warren.

Absent: Members Steve Hansen and Jay Schenirer and Mayor Kevin Johnson

Public comment heard from Mac Worthy; passed **Resolution No. 2014-0336:** a) approving and adopting amendments to the 2014 One-Year Action Plan for Community Development Block Grant (CDBG) funded projects and programs; b) amending prior years’ Action Plans; c) amending the Sacramento Housing and Redevelopment Agency (SHRA) budget to allocate \$2 million in funding for programs and activities in accordance with the amendments, including acquisition, predevelopment, and planning activities for the Twin Rivers (Dos Rios) Transit-Oriented Development and Light Rail Station Initiative (Initiative); d) authorizing the SHRA to submit the 2014 Action Plan amendments and prior year action plan amendments to the United States Department of Housing and Urban Development (HUD) and to execute the subsequent grant agreements and contracts with HUD and other appropriate entities to carry out activities in accordance with the Action Plans; e) authorizing the SHRA to execute any and all related documents and agreements as necessary to carry out the federal programs as described in the Action Plans; f) authorizing the purchase of five properties for the Initiative; and g) making related environmental findings.

Contact: Tyrone Roderick Williams, Director of Development, (916) 440-1316; Kyle Flood, Program Manager-Development, (916) 808-440-1311, Sacramento Housing and Redevelopment Agency

Information Reports

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

13. Informational Report: Community Racial Profiling Commission, Third and Fourth Quarterly Report 2013

Report # 2014-00705

Location: Citywide

Action: Public comment heard from Mac Worthy; received and filed.

Contact: Ken Bernard, Deputy Chief, Field Services, (916) 808-0800, Police Department

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.

14. (Agreement/Contract for Review and Information) Contract: Sacramento City College Pedestrian/Bicycle Overcrossing Project (T15065700) (Two-Thirds Vote Required)

Report # 2014-00702

Location: Union Pacific Railroad north of 12th Avenue on the Sacramento City College Campus, District 5

Action: Reviewed a report 1) approving the Plans and Specifications for the Sacramento City College Pedestrian/Bicycle Overcrossing Project (T15065700); 2) rejecting bids for the Sacramento City College Pedestrian/Bicycle Overcrossing Project (T15065700); 3) suspending competitive bidding by a two-thirds vote; 4) awarding the contract to Viking Construction Company, Inc. in the amount of \$5,836,463 (upon failure of Viking to execute the contract, the contract may be awarded to the next lowest bidder); 5) authorizing the City Manager to execute a Professional Services Agreement with Psomas to provide construction management services for an amount not to exceed \$915,134; 6) authorizing the City Manager to execute Supplemental Agreement No. 13 with Drake Haglan and Associates in an amount not to exceed \$141,311; 7) ratifying Supplemental Agreement No. 12 to City Agreement No. 2010-0789 with Drake Haglan and Associates; 8) resetting the City Manager's authority to issue Supplemental Agreements for City Agreement No. 2010-0789; 9) transferring \$109,175 (Fund 2001) to the project from the Pedestrian Improvements Program (T15075200) to the Sacramento City College Pedestrian/Bicycle Overcrossing Project (T15065700); 10) transferring \$740,825 (Fund 2025) from the Pedestrian Improvements Program (T15100400) to the Sacramento City College Pedestrian/Bicycle Overcrossing Project (T15065700); and 11) continued to October 14, 2014 for approval.

Contact: Ofelia Avalos, Associate Civil Engineer, (916) 808-5515; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

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

- | | |
|----------------------|--------------------------------|
| 1. Misc. | 4. Front Street Animal Shelter |
| a. Korina Katsados | a. Marianne Gammon |
| b. DeAndre Burleson | b. Valerie Lilienthal |
| c. Lorraine Brown | c. Lisa Johnson |
| d. Nissim Lanyadoo | d. Tabitha Watts Booker |
| 2. Jobs | 5. Sidewalk Program |
| a. Mac Worthy | a. Taylor Jones |
| 3. Police Harassment | 6. Housing Discrimination |
| a. Rev. Paul Sr. | a. Kevin Cole |

Council Comments-Ideas, Questions and Meeting/Conference Reports

1. Information Requests

a. Member Cohn

1. Requested sidewalk repair program audit/report

b. Member Warren

1. Requested review or ordinance to repurpose the Racial Profiling Commission

2. Board/Commission Appointments

a. Youth Commission

1. Yvette Ramirez (Mayor)
2. Francis Willy (Mayor)
3. Camilla Covington (Mayor)

Adjourned – 8:00 p.m.

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Special Meeting DRAFT Minutes

City Council
Redevelopment Agency
Successor Agency

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Members Present: Angelique Ashby, Steve Cohn, Darrell Fong, Kevin McCarty, Allen Warren.

Members Absent: Steve Hansen, Jay Schenirer and Mayor Kevin Johnson.

Public Hearings

- (City Council/Redevelopment Agency Successor Agency) Amending and Restating Agreements and Allocation of Funding for 700 Block of K Street Project, Applying Park Development Impact Fee Infill Rate for Project, and Adopt Ordinance Exempting Project from Section 16.64.120 of the Sacramento City Code** (Noticed 09/26/2014; Reviewed 9/30/2014; Passed for Publication 09/30/2014; Published 10/03/2014)
Report # 2014-00716 **Estimated Time: 20 minutes** (Actual Time: 20 minutes)
Location: District 4

Action: Moved/Seconded: Member Steve Cohn/Member Kevin McCarty

Yes: Members Angelique Ashby, Steve Cohn, Darrell Fong, Kevin McCarty, Allen Warren.

Absent: Members Steve Hansen and Jay Schenirer and Mayor Kevin Johnson.

Conducted a public hearing and upon conclusion passed 1) **Redevelopment Agency Successor Agency Resolution No. 2014-0005:** a) authorizing transfer of \$517,053 in Merged Downtown Tax Increment Bond Proceeds (the "Bond Funds") to the City for the 700 Block of K Street Project ("Project"); b) and authorizing the City Manager to execute the Excess Bond Proceeds Expenditure Agreement; 2) **City Council Resolution No. 2014-0337:** a) accepting the Bond Funds; b) authorizing the City Manager or his designee to execute the Excess Bond Proceeds Expenditure Agreement; c) allocating \$1,600,000 from the Economic Development Fund as a loan for the Project; d) approving an Amended and Restated Disposition and Development Agreement with 700 Block Investors, LP and 700 Block Commercial, LP to

transfer the properties for the Project; and e) approving an Amended and Restated Loan Commitment Letter with the Downtown Sacramento Revitalization Corporation to provide \$1,543,538 in Merged Downtown Tax Increment Bond Funds and \$1,600,000 in City funds for the Project; 3) **City Council Resolution No. 2014-0338** authorizing Park Development Impact Fee Infill Rate for the Project; and 4) **Ordinance No. 2014-0030** exempting the 700 Block of K Street Project (P#10-087) from application of Section 16.64.120 of the Sacramento City Code. **Contact:** Leslie Fritzsche, Senior Project Manager, (916) 808-7223, Economic Development Department

Adjourned – 8:00 p.m.