

CITY COUNCIL

Kevin Johnson, Mayor
Angelique Ashby, Mayor Pro Tem, District 1
Allen Warren, Vice Mayor, District 2
Jeff Harris, District 3
Steve Hansen, District 4
Jay Schenirer, District 5
Eric Guerra, District 6
Rick Jennings, II, District 7
Larry Carr, 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, July 28, 2015
6:00 p.m.

NOTICE TO THE PUBLIC

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- **Discussion Calendar Items.** Two (2) minutes per speaker.

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- 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, July 28, 2015

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 6:12 p.m. Tuesday, July 28, 2015 at the Sacramento City Hall Council Chamber.

Members Present: Angelique Ashby, Larry Carr, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, Allen Warren, and Mayor Kevin Johnson.

Members Absent: Eric Guerra

Pledge of Allegiance— led by Larry Carr

Closed Session Report – None.

Consent Calendar Estimated Time: 5 minutes

Action: Moved/Seconded: Member Steve Hansen / Member Jeff Harris

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

Absent: Member Guerra

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

1. Confirmation of Board and Commission Appointments

Report # 2015-00660

Location: Citywide

Action: Passed **Motion No. 2015-0200** confirming board/commission appointment(s): Sacramento Youth Commission – Melissa Loupeda (Seat A) and Owen Wurgler (Seat B).

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. **(Pass for Publication) Whole Foods Mixed-Use Project (P14-045)**

Report # 2015-00599

Location: 2001/2025 L Street and 2100 Capitol Ave, District 4

Action: 1) Reviewed a Resolution certifying an Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP); 2) reviewed a Resolution approving a General Plan Amendment of 0.160 acres from Traditional Neighborhood Medium Density to Urban Corridor Low; 3) reviewed an Ordinance to Rezone of 0.406 acres from Residential Office (RO) to General Commercial (C-2); 4) reviewed a Resolution approving the entitlements for the project including a Tentative Map for condominium purposes, a Conditional Use Permit to allow a retail use exceeding 40,000 square feet in the General Commercial (C-2) zone, a Variance to allow signage that exceeds the maximum number of attached signs and a projecting sign that exceeds maximum area, and Site Plan and Design Review with deviations for 2001/2025 L Street and 2101 Capitol Avenue; and 5) passed for publication the Ordinance titles per Sacramento City Charter Section 32(c) for consideration on August 6, 2015.

Contact: Teresa Haenggi, Associate Planner, (916) 808-7554; Evan Compton, Senior Planner, (916) 808-5260, Community Development Department

3. **(Pass for Publication) Urban Agriculture Incentive Zone Ordinance**

Report # 2015-00640

Location: Citywide

Action: 1) Reviewed an Ordinance adding chapter 17.722 to the Sacramento City Code relating to an Urban Agriculture Incentive Zone; and 2) passed for publication the ordinance title as required by Sacramento City Charter section 32(c) for consideration on August 6, 2015.

Contact: Helen Selph, Associate Planner, (916) 808-7852, Community Development Department

4. **Allocation of Sewer Credits to Sacramento Downtown Arena, LLC for the Golden 1 Center Project**

Report # 2015-00653

Location: District 4

Action: Public comment heard from Mac Worthy; passed **Resolution No. 2015-0239** allocating 66.632 Economic Development Treatment Capacity Bank Credits to Sacramento Downtown Arena, LLC for the Golden 1 Center Project (Entertainment and Sports Center).

Contact: Sabrina Tefft, Project Manager, (916) 808-3789, Economic Development Department

5. **Purchase/Cooperative Agreement: Office Furniture**

Report # 2015-00657

Location: Citywide

Action: Passed **Motion No. 2015-0201:** 1) authorizing the City Manager or his designee to approve the use of cooperative purchasing agreement 031715-STI with Steelcase for the purchase of office furniture for an amount not-to-exceed \$120,000; and 2) authorizing the City Manager or his designee to issue the required purchase orders for the not-to-exceed amount specified.

Contact: Gary O'Neill, Program Analyst, (916) 808-7432; Craig Lymus, Procurement Manager, (916) 808-5524, Department of Finance

6. Approve an Agreement and Establish a Multi-Year Operating Project: Water Master Planning

Report # 2015-00506

Location: Citywide

Action: Passed **Resolution No. 2015-0240:** 1) establishing a new Multi-Year Operating Project (MYOP) for Water Master Planning; 2) authorizing transfer of \$424,990 from Project Z14000700 Fund 6005 to the new MYOP; and 3) authorizing the City Manager or the City Manager's designee to execute an agreement with RMC Water and Environment to prepare a groundwater master plan for an amount not to exceed \$364,990.

Contact: Dan Sherry, Engineering & Water Resources Manager, (916) 808-1419; Michelle Carrey, Supervising Engineer, (916) 808-1438, Department of Utilities\

7. Contracts: Wastewater Pipe Cleaning Equipment & Parts

Report # 2015-00639

Location: Citywide

Action: Passed **Motion No. 2015-0202:** 1) awarding contracts for Wastewater Pipe Cleaning Equipment & Parts with an initial term through June 30, 2016, with the option to extend for up to two additional one-year terms, as follows: a) award a contract for Groups I & II to Municipal Maintenance Equipment, Inc. in an amount not-to-exceed \$290,065 for the maximum three-year term, and b) award a contract for Groups III & V to Advanced Infrastructure Technologies, LLC, in an amount not-to-exceed \$237,568 for the maximum three-year term; and 2) authorizing the City Manager or his designee to approve the annual extensions subject to the availability of funds in the budget adopted for the applicable fiscal year.

Contact: Michael Malone, Operations Manager, (916) 808-6226; Ken Swartz, Stores Administrator, (916) 808-6276, Department of Utilities

8. Supplemental Agreement: Department of Utilities Leadership Program

Report # 2015-00609

Location: Citywide

Action: Passed **Motion No. 2015-0203** authorizing the City Manager or the City Manager's designee to execute Supplemental Agreement No. 1 to City Agreement 2014-0755 with Leadership Development Network, LLC, to augment the Leadership Program and extend its term through June 30, 2019, for an amount not-to-exceed \$352,440, bringing the agreement's total not-to-exceed amount to \$444,440.

Contact: Bill Busath, Director, (916) 808-1434; Julie Friedman, Program Specialist, (916) 808-7898, Department of Utilities

9. **(Housing Authority/City Council) Comprehensive Annual Financial Report for the Sacramento Housing and Redevelopment Agency**
Report # 2015-00575
Location: Citywide
Action: Received and filed.
Contact: Kelly Tang, SHRA Interim Finance Manager, (916) 440-1319, Sacramento Housing and Redevelopment Agency
10. **Appointment of Barbara A. Dillon as an Interim Employee under California Government Code Section 21221(h)**
Report # 2015-00705
Location: Citywide
Action: Passed **Resolution No. 2015-0241 as amended** appointing Barbara A. Dillon as an Interim Employee under California Government Code Section 21221(h).
Contact: Ken Cosgrove, Human Resources Manager, (916) 808-7473, Human Resources Department

Public Hearings

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

11. **Formation of the McKinley Village Community Facilities District (CFD) No. 2015-04**
(Noticed on 07/17/2015)
Report # 2015-00294 **Estimated Time: 5 minutes** (Actual time: 1 minute)
Location: District 3
- Action:** Moved/Seconded: Member Jeff Harris / Member Steve Hansen
- Yes:** Members Angelique Ashby, Larry Carr, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, Allen Warren, and Mayor Kevin Johnson.
- Absent:** Member Guerra

Conducted a public hearing and upon conclusion passed 1) **Resolution No. 2015-0242** of Formation to establish the McKinley Village Community Facilities District and provide for the levy a special tax; 2) **Resolution No. 2015-0243** Deeming It Necessary to Incur Bonded Indebtedness; and 3) **Resolution No. 2015-0244** Calling a Special Mailed-Ballot Election.
Contact: Sheri Smith, Program Specialist, (916) 808-7204; Mark Griffin, Program Manager, (916) 808-8788, Department of Finance

- 12. Delinquent Utility Service Charges - Special Assessment** (Noticed 07/14/2015 & 07/20/2015)
Report # 2015-00325 **Estimated Time: 10 minutes** (Actual Time: 24 minutes)
Location: Citywide

Action: Moved/Seconded: Member Allen Warren / Member Larry Carr

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

Absent: Member Guerra

Conducted a public hearing with public comment heard from Tchaka Muhammad and Mac Worthy; and upon conclusion, passed **Resolution No 2015-0245 as amended** adopting the report and imposing special assessment levies against the properties to which the services were rendered, directing staff to work with Mr. Muhammad to waive the fees for the 8 months that Mr. Muhammad was out of the house due to the fire, plus any late fees that would have attached thereto.

Contact: Shelle Smallwood, Program Manager, (916) 808-4928; Susan Goodison, Business Services Manager, (916) 808-8995, Department of Utilities

Discussion Calendar

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

- 13. Public Safety Ad Hoc Committee Update (Oral Report)**

Report # 2015-00702 **Estimated Time: 5 minutes** (Actual Time: 8 minutes)

Location: Citywide

Action: Received and filed.

Contact: Francine Tournour, Director, (916) 808-7345, Office of Public Safety Accountability

- 14. (Redevelopment Agency Successor Agency) Approving Documents Related to the 2015 Tax Allocation Revenue Refunding Bonds**

Report # 2015-00633 **Estimated Time: 15 minutes** (Actual Time: 5 minutes)

Location: Citywide

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

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

Absent: Member Guerra

Public comment heard from Mac Worthy, passed **Redevelopment Agency Successor Agency Resolution No. 2015-0006** that 1) authorizes the execution and delivery of a Continuing Disclosure Certificate for the 2015 Tax Allocation Revenue Refunding Bonds; 2) approves the distribution by the Redevelopment Agency Successor Agency of a Preliminary Official Statement for the bonds; 3) approves the execution, delivery, and distribution by the Redevelopment Agency Successor Agency of a Final Official Statement for the bonds; and 4) approving certain other actions in connection with the bonds.

Contact: Damien Charléty, Debt Analyst, (916) 808-5517; Janelle Gray, Debt Manager, (916) 808-8296, Office of the City Treasurer

Information Report

This item is for information only and is not eligible for action at this time.

15. Notification of Final Map Approval for 27th Street Courtyard Housing (P13-035)

Report # 2015-00701

Location: District 5

Action: Received and filed.

Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Department of Public Works

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

- | | |
|------------------------|-------------------------|
| 1. Misc. | 5. Police |
| a. Michelle | a. David Andre |
| b. Lorraine Brown | b. Mac Worthy |
| c. Nikohl Jandel | c. Geve Spooner |
| 2. Homeless | 6. Pedestrian Crossing |
| a. Jonathan Gainsbrugh | a. Michael Callan |
| 3. Peace Please Inc | 7. Hero Finance Program |
| a. Omar Baldwin | a. Kevin Gutierrez |
| 4. Assisted Living | 8. Blue Line |
| a. Leon Henderson | a. Mike Barnbaum |

Council Comments-Ideas, Questions and Meeting/Conference Reports

1. Information Requests

- a. Member Ashby
 - 1. Report from City Manager within two weeks regarding the formula for parks maintenance
- b. Member Carr
 - 1. Presentation to Council by the County's Blue Ribbon Committee on infant mortality
 - 2. City Clerk to put together proposed statement of work and estimated costs for review of Council and Charter Officer functionality

2. Board/Commission Appointments

None.

Adjourned – 7:55 p.m.

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Supplemental DRAFT Minutes

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SUPPLEMENTAL DRAFT MINUTES

Tuesday, July 28, 2015

6:00 p.m.

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Discussion Calendar

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16. **(Public Financing) Review of Limited Offering Memorandum for the Sacramento Public Financing Authority Lease Revenue Bonds, Series 2015 (Golden 1 Center)**
Report # 2015-00670 **Estimated Time: 15 minutes** (Actual Time: 20 minutes)
Location: District 4
Action: Public comment heard from Mike Barnbaum and Summer Santich; received and filed.
Contact: Russ Fehr, City Treasurer, (916) 808-5832, Office of the City Treasurer