

## **CITY COUNCIL**

**Kevin Johnson**, Mayor  
**Angelique Ashby**, Vice Mayor, District 1  
**Allen Warren**, District 2  
**Steve Cohn**, District 3  
**Steve Hansen**, District 4  
**Jay Schenirer**, 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

## **DRAFT Minutes** **City Council** **Financing Authority** **Housing Authority**

City Hall-Council Chamber  
915 I Street, 1<sup>st</sup> Floor

Published by the  
Office of the City Clerk  
(916) 808-5163

**Tuesday, December 10, 2013**  
**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.

**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 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. 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](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.

### **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, December 10, 2013**

**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 6:00 p.m. Tuesday, December 10, 2013 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 Mayor Kevin Johnson.

**Closed Session Report** – None.

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

**a. Recognizing Sacramento High School Basketball Team College Scholarship Recipients**

**Action:** Resolution presented by Member Jay Schenirer

**b. Recognizing Molly Fling and the Natomas Police & Community Resource Center**

**Action:** Continued to December 17, 2013

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

- |                   |                            |
|-------------------|----------------------------|
| 1. Arena Petition | 3. Kings and Union Workers |
| a. Bradley Hertz  | a. Bill Camp               |
| b. James Battles  | 4. American River Parkway  |
| 2. Miscellaneous  | a. Mary Tappel             |
| a. Mac Worthy     | 5. Best In the World       |
| b. Tim Boyd       | a. Mike Barnbaum           |
| c. Ed Clark       |                            |

**Consent Calendar      Estimated Time: 5 minutes**

**Action:** Moved/Seconded: Member Jay Schenirer /Member Steve Cohn  
**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. Contract: Water Meter Reading Automation Project Agreement Amendments and Agreements** (Reviewed 12/03/2013)

Report # 2013-00806

**Location:** Citywide

**Issue:** Due to problems with the City's water meter reading hardware, and the financial condition of the hardware provider, it is recommended the City replace its automated meter infrastructure (AMI) with a different AMI system.

**Action:** Passed **Motion No. 2013-0306** authorizing the City Manager or the City Manager's designee to execute 1) Contract Supplement No. 4 to City Agreement No. 2009-0733 with Ferguson Enterprises, Inc., to purchase Badger Meter Automated Meter Infrastructure (AMI) hardware instead of Datamatic AMI hardware, with no change to the Agreement amount; 2) Supplemental Agreement No. 1 to City Agreement No. 2009-730 with Ferguson Enterprises, Inc., to revise the scope of services to apply to the Badger Meter AMI system instead of the Datamatic AMI system, with no change to the Agreement amount; 3) a Software License Agreement with Badger Meter, Inc., authorizing use of the Badger Meter AMI software, for the amount of \$90,000; 4) a Software and Hardware Support Services Maintenance Agreement with Badger Meter, Inc., with an initial one-year term and renewable for successive one-year terms, for a total amount not-to-exceed \$512,249 for the initial term and up to four one-year term renewals; and 5) the one-year term renewals of the Software and Hardware Support Services Maintenance Agreement with Badger Meter, Inc., provided that sufficient funding is available in the budget approved for the applicable fiscal year(s).

**Contact:** Michael Malone, Operations & Maintenance Manager, (916) 808-6226; Elsie Fong, Program Specialist, (916) 808-4079, Department of Utilities

**2. Approval of City Council Meeting Minutes**

Report # 2013-00879

**Location:** Citywide

**Issue:** The City Clerk delivers the minutes to the legislative body before certifying them for the official record.

**Action:** Passed **Motion No. 2013-0307** approving the City Council Meeting Minutes dated November 12 and November 19, 2013.

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

**3. Confirmation of Board/Commission Appointment**

Report # 2013-00922

**Location:** Citywide

**Issue:** The Mayor's appointments to boards and commissions require Council confirmation.

**Action:** Passed **Motion No. 2013-0308** confirming board/commission appointment(s) to Community Racial Profiling Commission – Francine Tournour (category B).

**Contact:** Wendy Klock-Johnson, Assistant City Clerk, (916) 808-7200, Office of the City Clerk

**4. November 4, 2014 General Municipal Election – Sacramento City Charter Revision Measure, the Sacramento Checks and Balances Act of 2014; Authorize City Attorney's Impartial Analysis**

Report # 2013-00928

**Location:** Citywide

**Issue:** For any measure approved for placement on the ballot by the City Council, the Council may direct the City Clerk to transmit a copy of the measure to the City Attorney for preparation of an impartial analysis of the measure.

**Action:** Passed **Resolution No. 2013-0391** directing the preparation of an impartial analysis for a measure pertaining to a Sacramento City Charter Revision, the Sacramento Checks and Balances Act of 2014, for inclusion in the November 4, 2014, General Municipal Election official sample ballot.

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

**5. (Pass for Publication) Curtis Park Village Community Facilities District No. 2013-03; Mailed Ballot Election Results and Ordinance to Levy Tax**

Report # 2013-00811

**Location:** District 5

**Issue:** A mailed ballot election regarding the establishment of the Curtis Park Village Community Facilities District No. 2013-03 (District) was conducted pursuant to Mello-Roos Communities Facilities Law of 1982.

**Action:** Passed 1) **Resolution No. 2013-0392** determining the results of the special mailed-ballot election; 2) review an Ordinance levying a special tax solely within and relating to the Curtis Park Village Community Facilities District No. 2013-03; and 3) passed for publication the ordinance title as required by City Charter Section 32(c), with the ordinance to be adopted on December 17, 2013.

**Contact:** Diane Morrison, Program Specialist, (916) 808-7535; Mark Griffin, Program Manager, (916) 808-8788, Department of Finance

**6. Grant: California Department of Education for 21st Century Program for Fiscal Years 2013/14 to 2017/18 (G19030500)**

Report # 2013-00892

**Location:** District 2

**Issue:** Pursuant to Budget Resolution 2013-0198, City Council approval is required to establish an operating grant of \$100,000 or more and to adjust staffing levels. Approval of the proposed resolution will allow the Sacramento START (Students Today Achieving Results for Tomorrow) program in the Parks and Recreation Department to accept a \$690,000 grant in each of five fiscal years from the California Department of Education to run a before- and after-school 21st Century Community Learning Centers program at five elementary schools in the Robla School District.

**Action:** Passed **Resolution No. 2013-0393** 1) authorizing the City Manager, or his designee, to accept the 21st Century Community Learning Centers grant award and execute annual agreements in the form attached as Exhibit A for the five-year grant period with the California Department of Education in the amount of up to \$690,000 per year; 2) authorizing the City Manager to establish an operating grant project (G19030500) for Fiscal Years (FY) 2013/14 to 2017/18 and establish and adjust operating and project revenue and expenditure budgets in the amount of up to \$690,000 for each of the five fiscal years; and 3) authorizing the City Manager to increase the Parks and Recreation Department's authorized staffing by a 1.00 full-time equivalent (FTE) Senior Accountant Auditor position for the duration of the 21st Century Community Learning Centers grant.

**Contact:** Brian Fitzgerald, Recreation Superintendent, (916) 808-6196; Alan Tomiyama, Recreation Manager, (916) 808-8958; Elizabeth Anderson, Operations Manager, (916) 808-6076, Department of Parks and Recreation

## 7. **Professional Services Agreements for Leisure Enrichment Programs**

Report # 2013-00905

**Location:** Districts 1, 3, 4, 6

**Issue:** The Department of Parks and Recreation must use specially trained individuals to provide Leisure Enrichment programs. City Council approval is required for contracts which exceed \$100,000.

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

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

**Recused:** Member Angelique Ashby

**Action:** Passed **Motion No. 2013-0309** 1) suspending competitive solicitation in the best interests of the City; and 2) authorizing the City Manager, or his designee, to execute Professional Service Agreements with six Leisure Enrichment service providers for three-year terms: a) For Tiny Tot Recreation \$275,000 with Miss Becky's Corporation, \$275,000 with Rachael Hinrichsen, \$200,000 with Raquel Castro, and \$150,000 with Grace Mattox; b) For Dance and Gymnastics \$250,000 with Joanna's Kids R It; and c) For Martial Arts \$150,000 with Mike Oliver.

**Contact:** Teresa Jackson, General Recreation Supervisor, (916) 808-3818; Vincene Jones, Neighborhood Services Manager, (916) 808-5072, Department of Parks and Recreation

## 8. **Contract: Park Irrigation Supplies**

Report # 2014-00006

**Location:** Citywide

**Issue:** There is an ongoing need to purchase a variety of irrigation supplies required to operate, repair, and maintain over 3,000 acres of City parks, dog parks, and sports fields.

**Action:** Passed **Motion No. 2013-0310** 1) awarding a one-year contract to Sprinkler Service and Supply, Inc. for the purchase of irrigation supplies in an amount not to exceed \$218,550; 2) authorizing the City Manager or the City Manager's designee to extend the contract for up to two additional years for an amount not to exceed \$675,520 for the potential three-year period; and 3) authorizing the City Manager or the City Manager's designee to execute the contracts specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal year.

**Contact:** Elizabeth Anderson, Operations Manager, (916) 808-6076; Shannon Brown, Parks Manager, (916) 808-4070, Department of Parks and Recreation

**9. Agreement: Sacramento Softball Cafe Lease and Concessions**

Report # 2013-00902

**Location:** Citywide

**Issue:** The City issued a Request for Proposal to operate the Softball Complex Cafe. It is recommended the City enter into a lease agreement with LaRosa Sports. Revenue agreements exceeding \$100,000 require City Council approval.

**Action:** Passed **Motion No. 2013-0311** 1) awarding a five-year contract to Thomas LaRosa, an individual doing business as LaRosa Sports, to operate and manage the Sacramento Softball Complex Cafe from January 1, 2014, through December 31, 2018, in return for annual rent due the City of \$16,500 or 17% of gross receipts, whichever amount is greater, or a minimum of \$82,500 for the five-year term; 2) authorizing the City Manager or the City Manager's designee to extend the contract for an additional term of five years for a minimum of \$165,000 in rent due the City for the potential 10-year period; and 3) authorizing the City Manager or the City Manager's designee to execute the contracts specified above.

**Contact:** Elizabeth Anderson, Operations Manager, (916) 808-6076; Shannon Brown, Parks Manager, (916) 808-4070, Department of Parks and Recreation

**10. Cooperative Purchasing Agreement: Police Helicopter Engine Maintenance**

Report # 2013-00886

**Location:** Citywide

**Issue:** The Sacramento Police Department (SPD) is requesting to increase the purchasing authority under the cooperative purchasing agreement (SERIAL 12054-C) between the Maricopa County Sheriff's Office and Aeromaritime America, Inc. for the provision of M250 turbine engine maintenance, repair and overhaul services in SPD's helicopters.

**Action:** Passed **Motion No. 2013-0312** authorizing the City Manager, or the City Manager's designee, to increase the purchase authority of the cooperative purchasing agreement (SERIAL 12054-C) for the provision of M250 turbine engine maintenance, repair and overhaul services by \$250,000, for a total-not-to-exceed amount of \$500,000.

**Contact:** Jacqueline Dowden, Police Captain, Metro/ Air Ops, (916) 808-0700, Police Department

**11. Guy West Bridge Rehabilitation Project (K15105000) – Adoption of the Mitigated Negative Declaration and Mitigation Reporting Program and Approval of the Preliminary Design** (Continued from 12/03/2013)

Report # 2013-00856

**Location:** Guy West Bridge over the American River between California State University Sacramento and University Avenue; Districts 3 and 6

**Issue:** The Guy West Bridge needs repair and repainting to ensure it continues to serve as a safe and convenient bicycle and pedestrian facility for travel across the American River. Staff has completed the environmental review of the project and is requesting that the City Council adopt the findings in the environmental document and approve the preliminary design.

**Action:** Passed 1) **Resolution No. 2013-0394** adopting the Mitigated Negative Declaration and the Mitigation Reporting Program for the Guy West Bridge Rehabilitation Project (K15105000) (SCH#: 2013102021); and 2) passed **Resolution No. 2013-0395** approving the preliminary design.

**Contact:** Ricky Chuck, Associate Civil Engineer, (916) 808-5050; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

**12. Agreement: Northborough Streetscapes Maintenance Services**

Report # 2013-00891

**Location:** District 1

**Issue:** The Department of Public Works, Maintenance Services Division, Streetscapes Maintenance Section, has an ongoing need to maintain streetscapes in the Northborough area. As a result of a City Invitation for Bid process, Valley Landscapes has been determined to be the lowest responsive and responsible bidder.

**Action:** Passed **Motion No. 2013-0313** authorizing the City Manager or the City Manager's designee to execute a one-year non-professional services agreement with Valley Landscapes for the maintenance of the Northborough Streetscapes area with the option to extend the agreement for one additional year for a total amount of the agreement, including the one-year extension, not to exceed \$127,150.

**Contact:** Sheryl Fox, Construction Inspector III, (916) 808-4959; Juan Montanez, Maintenance Services Division Manager, (916) 808-2254, Department of Public Works

**13. Agreement: Oleanders Streetscapes Maintenance Services**

Report # 2013-00890

**Location:** Districts 5 and 8

**Issue:** The Department of Public Works, Maintenance Services Division, Streetscapes Maintenance Section, has an ongoing need to maintain the Oleanders Streetscapes area. As a result of an Invitation for Bid process, Roush Landscape Services has been determined to be the lowest responsive and responsible bidder.

**Action:** Passed **Motion No. 2013-0314** authorizing the City Manager or the City Manager's designee to execute a one-year non-professional services agreement with Roush Landscape Services for the maintenance of the Oleanders Streetscapes area for a total amount of the one-year agreement not to exceed \$106,200.

**Contact:** Sheryl Fox, Construction Inspector III, (916) 808-4959; Juan Montanez, Maintenance Services Division Manager, (916) 808-2254, Department of Public Works

**14. Agreement: Blankinship Inc. for Water Quality Detention Basin Regulatory Support**

Report # 2013-00829

**Location:** Citywide

**Issue:** A professional services agreement is needed for regulatory compliance support for the City-owned and maintained water quality detention basins.

**Action:** Passed **Motion No. 2013-0315** 1) authorizing the City Manager, or the City Manager's designee, to execute a professional services agreement with Blankinship, Inc., to provide Water Quality Detention Basin Regulatory Support for an initial term of one-year with up to two one-year extension options, in an amount not to exceed \$225,000 for the maximum three-year term; and 2) authorizing the City Manager, or the City Manager's designee, to approve the one-year extensions, provided that sufficient funds are available for this purpose in the budget adopted for the applicable fiscal year(s).

**Contact:** Michael Malone, Operations Manager, (916) 808-6226; William Roberts, Utilities Operations & Maintenance Superintendent, (916) 808-6955, Department of Utilities

**15. (Housing Authority) Audit Services Contract for Sacramento Housing and Redevelopment Agency**

Report # 2013-00872

**Location:** Citywide

**Issue:** Sacramento Housing and Redevelopment Agency is required to solicit bids and award an annual audit contract. Staff is recommending awarding the contract to Macias, Gini & O'Connell LLP.

**Action:** Passed 1) **Housing Authority Resolution No. 2013-0021** adopting the attached resolutions which authorize the Executive Director or her designee to: 1) execute annual contracts with Macias Gini & O'Connell LLP to provide audit services for the Sacramento Housing and Redevelopment Agency (Agency), and Housing Authority of the City of Sacramento for the calendar years ending December 31, 2013, 2014, 2015, 2016 and 2017; 2) amend the contract, as needed, for additional audit services such as management consulting and tax related matters or for audit services as required by Governmental Accounting Standards Board Statements or pronouncements, new HUD regulations, new SHRA funding sources or programs, and unanticipated problems that require additional work for the audit firm; 3) execute any and all documents necessary to carry out provisions of the annual examination of the financial statements and, 4) make environmental findings.  
**Contact:** Don Cavier, Director of Finance, (916) 440-1325; Karen Lukes, Management Analyst, (916) 449-6207, Sacramento Housing Authority and Redevelopment Agency

### **Public Hearings**

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

- 16. Expo Parkway Behavioral Healthcare Hospital** (Passed for Publication 09/03/2013; Published 08/29/2013, 10/18/2013 and 10/23/2013) [Continued from 10/29/2013, 11/12/2013 and 12/03/2013]  
Report# 2013-00575 **Estimated Time: 60 minutes** (actual time: 135 minutes)  
**Location:** District 3  
**Issue:** A request to allow the development of a 70,860 square foot acute care psychiatric hospital on approximately 6.78 acres in the General Commercial (C-2-LI-PC) zone located on Expo Parkway south of Slobe Avenue. This request required the City Council approval of a Rezone, Special Permit, Design Review for a new psychiatric hospital, and an Addendum to a Previously Approved Negative Declaration.
- 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 Leslie Napper, Deseray Parks, Tom Powell, Robert Nebeker, Jim Van Hill, Lola Acosta, Jane Macaulay, Dion Dwyer, Rick Elliott, David Bradfute, Briam Jensen, Aimee Maulin, Lee Welter, Matt Carroll, Kevin Jones, Tim Boyd, Betsy Weiland, Korina Katsaros, Mary Tappel, Kevin Sullivan, and Glen Snyder, and upon conclusion passed 1) **Resolution No. 2013-0396** adopting the Mitigated Negative Declaration Addendum and the Mitigation Monitoring Plan for the Expo Parkway Behavioral Healthcare Hospital Project; 2) **Resolution No. 2013-0397 as amended** approving the Expo Parkway Behavioral Healthcare Hospital; and 3) **Ordinance No. 2013-0034** rezoning 6.78 gross acres from General Commercial Labor Intensive Parkway Corridor (C-2-LI-PC) Zone to the Hospital Parkway Corridor (H-PC) Zone.

**Contact:** Gregory Bitter, AICP, Principal Planner, (916) 808-7816; Lindsey Alagozian, Senior Planner (916) 808-2659, Antonio Ablog, Associate Planner, (916) 808-7702, Community Development Department

**17. Sacramento Center for Innovation Specific Plan (LR13-009)** (Passed for Publication 12/3/2013; Published 11/27/2013 and 12/05/2013)

Report# 2013-00881 **Estimated Time: 10 minutes** (actual time:10 minutes)

**Location:** District 3 and 6

**Issue:** The City, in partnership with the Power Inn Alliance and Sacramento State, has prepared the Sacramento Center for Innovation (SCI) Specific Plan that calls for the redevelopment of approximately 240 acres of land. The SCI Specific Plan implements the City of Sacramento's General Plan and serves as a tool to guide the orderly development of land in the plan area. The area is envisioned as a hub for innovative business and clean technology industries, and the Specific Plan establishes planning and development standards to realize this vision. The plan will guide land use, development standards, urban design, public facilities, utilities, and circulation improvements that are proposed in the Specific Plan area.

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

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

**Absent:** Member Angelique Ashby

Conducted a Public Hearing with public comment heard from Robert Dugan and Jerry Vorpahl, and upon conclusion passed 1) **Resolution No. 2013-0398** approving environmental review; 2) **Resolution No. 2013-0399** to adopt the Sacramento Center for Innovation (SCI) Specific Plan; and 3) **Ordinance No. 2013-0035** rezoning twenty-two parcels from M-2S to C-2 and rezoning eighty-four parcels from M-2S-SWR to MRD-SWR.

**Contact:** Tom Pace, Long Range Planning Manager (916) 808-6848; Jim McDonald, AICP, CFM, Senior Planner (916) 808-5723; Remi Mendoza, Associate Planner, (916) 808-5003, Community Development Department

**18. Appeal of the Planning and Design Commission Decision for 860 Arden Way Shell Alcohol Sales (P13-015)** (Published 11/27/2013)

Report # 2013-00865

**Location:** District 2

**Issue:** The owner Shell service station has appealed the City's Planning Commission's denial of a Special Permit to establish the sale of alcoholic beverages (beer and wine) onsite. Based on the applicant's willingness to adhere to a list of restrictive conditions, staff is now recommending support for the Special Permit to allow the sale of alcohol at this site.

**Action:** Moved/Seconded: Member Steve Cohn /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

**Continued to January 7, 2014.**

**Contact:** Robert W. Williams, Associate Planner, (916) 808-7686; Lindsey Alagozian, Senior Planner, (916) 808-2659, Community Development Department

**19. Appeal: I Street Senior Housing (P13-029)** (Published 11/27/2013)

Report # 2013-00875

**Location:** 3325 and 3333 I Street, District 3

**Issue:** A third party has appealed to the City Council the Planning and Design Commission's decision to allow the construction of a new 3-story residential care facility for the elderly in the R-1-SPD zone in the Alhambra Corridor Special Planning District.

**Action:** Moved/Seconded: Member Steve Cohn /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

**Continued to January 7, 2014.**

**Contact:** David Hung, Associate Planner, (916) 808-5530; Stacia Cosgrove, Senior Planner, (916) 808-7110, Community Development Department

## **Discussion Calendar**

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

### **20. Sacramento Entertainment and Sports Center Local and Small Business Involvement Plan**

Report # 2013-00909 **Estimated Time: 30 minutes**

**Location:** Downtown Plaza, District 4

**Issue:** In the Sacramento Entertainment and Sports Center (ESC) Term Sheet approved by the City Council, Sacramento Basketball Holdings LLC (SBH) is responsible for all phases of the planning, design, development, and construction of the ESC. On October 29, 2013, City Council approved a set of goals to guide the design, construction and operation of the ESC. One of those goals identified a desire to leverage the project to develop local businesses and spark economic growth and redevelopment in the Central Business District. As the developer of the project and to address this City goal, SBH has prepared a plan to promote the involvement of local and small businesses in the project.

**Action:** Public comment heard from Mac Worthy, Francisco Garcia, Kevin Green, Susan Bush, Veronica Beaty, Joshua Wood, Michael Keeley, Toby Cummings, Valdez, Anderson, Pat Fong Kushida, Mike Barnbaum, Jean Fleury, Kevin Brown, Carlos Lopez, James Shelby, Gail Jack, Mike Barnbaum, Dennis Canevari, Sergey Terebrov, Michael Chaves, Ron Klipt, Mike Tavares and Eric Christen; received and filed.

**Contact:** John Dangberg, Assistant City Manager, (916) 808-5704; Desmond Parrington, ESC Project Manager, (916) 808-5704, Office of the City Manager

### **21. Suspension of Competitive Bidding for the Sacramento Entertainment and Sports Center (ESC) Project (Two-Thirds Vote Required)**

Report # 2013-00738 **Estimated Time: 20 minutes**

**Location:** Downtown Plaza, District 4

**Issue:** The ESC is a public project. However, the Sacramento Entertainment and Sports Center Term Sheet, approved by the Council on March 26, 2013, provides that Sacramento Basketball Holdings LLC (SBH) is responsible for all phases of the planning, design, development, and construction of the ESC. SBH circulated requests for proposals (RFPs) for both architectural services and pre-construction services. City staff participated in the interview and selection process. Turner Construction and AECOM have been selected by SBH as their primary design and pre-construction services teams. Although the City is not awarding any contracts now, suspension of competitive bidding now is critical to ensure timely completion of the ESC, and to take advantage of the services to be rendered by AECOM and Turner in the coming months.

**Action:** Moved/Seconded: Member Allen Warren /Member Steve Cohn  
**Yes:** Members Angelique Ashby, Steve Cohn, Steve Hansen, Bonnie Pannell, Jay Schenirer, Allen Warren, and Mayor Kevin Johnson  
**No:** Members Darrell Fong and Kevin McCarty

Passed **Resolution No. 2013-0400** to suspend competitive bidding for the Entertainment and Sports Complex project.

**Contact:** Desmond Parrington, ESC Project Manager, (916) 808-5704; John Dangberg, Assistant City Manager, (916) 808-5704, Office of the City Manager

## **22. Downtown Entertainment and Sports Center Debt Financing Plan**

Report # 2013-00910 **Estimated Time: 60 minutes**

**Location:** Citywide

**Issue:** Of the \$258 million City share of Downtown Entertainment and Sports Center (ESC) construction costs, \$212.5 million will come from a debt financing. The structure of this debt financing is described. The preliminary modeling of parking revenues, to be used to pay the annual debt service, and overall financing is presented along with an update on the current status of the financing plan.

**Action:** Public comment heard from Michael Edwards, Kevin Green, Jean Fleury, Mac Worthy, Craig Powell, Mike Barnbaum, Ken Horn; received and filed.

**Contact:** Russ Fehr, City Treasurer, (916) 808-5832, Office of the City Treasurer

## **23. November 4, 2014 General Municipal Election – Sacramento City Charter Revision Measure, the Sacramento Checks and Balances Act of 2014; Select Argument Authors**

Report # 2013-00927 **Estimated Time: 5 minutes** (actual time 10 minutes)

**Location:** Citywide

**Issue:** Select and authorize members of the City Council to author and submit an argument "in opposition to" and/or "in support of" a measure for the November 4, 2014 ballot pertaining to a Sacramento City Charter Revision, the Sacramento Checks and Balances Act of 2014.

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

**Yes:** Members Angelique Ashby, Steve Cohn, Darrell Fong, Kevin McCarty, Jay Schenirer, Allen Warren and Mayor Kevin Johnson

**No:** Member Steve Hansen

**Absent:** Member Bonnie Pannell

A substitute motion **passed Resolution No. 2013-0401** authorizing Mayor Johnson to author “for” arguments for the measure pertaining to a Sacramento City Charter Revision, the Sacramento Checks and Balances Act of 2014, that will be presented to the voters in the November 4, 2014 General Municipal Election sample ballot.

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Motion made by Steve Hansen and seconded by Allen Warren to continue this item until the Grand Jury Response ad hoc had made their recommendation in response to the 2013 Grand Jury Report.

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

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

#### **1. Information Requests**

- a. Member Jay Schenirer
  - 1. Place AB551 on the Law and Leg log for endorsement

#### **2. Board/Commission Appointments**

- a. Ethel MacLeod Hart Advisory Committee
  - 1. Kay Merrill
  - 2. Ophelia H Fifi Zeff
- b. Sacramento Environmental Commission
  - 1. Mark Barry
  - 2. Secret Charles-Ford

**Adjourned** - 11:45 p.m. in memory of Buzz Oates