

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, June 9, 2015
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. **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 meeting agendas on the City website, 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. All meeting materials are also available at the meeting for public review. Contracts subject to the 10-day review period, as required by the Council Rules of Procedure, can be found on the City's website at: <http://portal.cityofsacramento.org/Clerk/Contract-Posting>

City Council meetings are broadcast live on Metrocable, Channel 14, AT&T Broadband Cable System and rebroadcast on the Saturday following the date of the meeting. Live video streams 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.

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*).

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, June 9, 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 6:00 p.m. Tuesday, June 9, 2015 at the Sacramento City Hall Council Chamber.

Members Present: Angelique Ashby (departed 7:17 p.m.), Larry Carr, Eric Guerra, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, Allen Warren, and Mayor Kevin Johnson (departed 8:30 p.m.).

Pledge of Allegiance– led by Youth at City Council representative Lina Quade.

Closed Session Report – None.

Special Presentations/General Communications

- a. **2015 State Fair**
Action: Presentation Given by Rick Pickering, State Fair CEO
- b. **Social Venture Partners of Sacramento 2015 Social Innovation Fast Pitch**
Action: Recognition given by Member Rick Jennings

Consent Calendar Estimated Time: 5 minutes

Action: Moved/Seconded: Member Jay Schenirer /Member Steve Hansen
Yes: Members Angelique Ashby, Larry Carr, Eric Guerra, Steve Hansen, Jeff Harris, Rick Jennings, 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. **Agreement for Hosting and Maintenance Services of Accela**
(Published for Review 05/28/2015)
Report # 2015-00391
Location: Citywide
Action: Passed **Motion No. 2015-0139** authorizing the City Manager or designee to execute a professional services agreement with Accela, Inc. for computer hosting and maintenance services, for a five year period, in an amount not-to-exceed \$1,864,457.

Contact: Susanne Cook, Administrative Analyst, (916) 808-5375; Phong Nguyen, IT Supervisor, (916) 808-8148, Community Development Department

2. Agreement with Truepoint Solutions for On-call Support Services

Report # 2015-00401

Location: Citywide

Action: Passed **Motion No. 2015-0140** authorizing the City Manager or City Manager's designee to execute an agreement with Truepoint Solutions for on-call support services to implement Accela in an amount not-to-exceed \$399,000.

Contact: Susanne Cook, Administrative Analyst, (916) 808-5375; Phong Nguyen, IT Supervisor, (916) 808-8148, Community Development Department

3. Citywide Landscaping and Lighting Assessment District - Initiate Annual Proceedings

Report # 2015-00162

Location: Citywide

Action: Passed 1) **Resolution No. 2015-0164** directing the filing of the Annual Report for Fiscal Year (FY) 2015/16 for the Citywide Landscaping and Lighting Assessment District; and 2) **Resolution No. 2015-0165** approving Engineer's Annual Report and Intention to Order Maintenance of Improvements for FY2015/16 for the Citywide Landscaping and Lighting Assessment District, and setting a time and place for a Public Hearing for July 14, 2015.

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

4. Mack Road Property and Business Improvement District No. 2014-05: Ballot Results

Report # 2015-00211

Location: Districts 7 and 8

Recommendation: 1) Received a report on the tabulation of assessment ballots submitted and not withdrawn before the public hearing closed on June 2, 2015; and 2) based on the results of the tabulation, passed a) **Resolution No. 2015-0166** declaring the results of the majority protest proceedings and renewing the Mack Road PBID No. 2014-05; and b) **Resolution No. 2015-0167** approving the annual Mack Road PBID No. 2014-05 budget and levying assessment.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967; Mark Griffin, Division Manager, (916) 808-8788, Department of Finance

5. Policy Adoption: Interfund Loan Policy

Report # 2015-00548

Location: Citywide

Action: Passed **Motion No. 2015-0141** adopting the Interfund Loan Policy.

Contact: Dennis Kauffman, Operations Manager, (916) 808-5843; Leyne Milstein, Director, (916) 808-8491, Department of Finance

- 6. Agreement: Enterprise Payment System (EPS) Study**
Report # 2015-00495
Location: Citywide
Action: Passed **Motion No. 2015-0142:** 1) awarding a professional services agreement with Plante and Moran for an Enterprise Payment System Feasibility Study with a termination date of October 31, 2015 in an amount not-to-exceed \$122,400; and 2) authorizing the City Manager or the City Manager's designee to execute the agreement.
Contact: Brian McKee, IT Manager, (916) 808-7907; Ignacio Estevez, Information Technology Manager, (916) 808-7349, Information Technology
- 7. Agreement: Business Process Management Software**
Report # 2015-00517
Location: Citywide
Action: Passed **Motion No. 2015-0143:** 1) awarding a Software Licensing, Technical Support and Maintenance Agreement to SourceCode North America to purchase Business Process Management (BPM) software for an amount not-to-exceed \$200,000; 2) authorizing the City Manager or his designee to execute the Agreement.
Contact: Cassy Vaioleti Matu, Program Analyst, (916) 808-8047; Mrudul Sadanandan, IT Manager, (916) 808-7894, Information Technology Department
- 8. Fiscal Year (FY) 2015/16 Asset Forfeiture Expenditure Master Plan**
Report # 2015-00481
Location: Citywide
Action: Passed **Resolution No. 2015-0168** authorizing the City Manager, or the City Manager's designee to: 1) implement the FY 2015/16 Asset Forfeiture Expenditure Master Plan (Master Plan); 2) adjust the necessary Asset Forfeiture Externally Funded Program (EFP) expense and revenue budgets by \$695,522; and 3) adjust the FY2015/16 Master Plan based on operational requirements of the Police Department.
Contact: Scott Pettingell, Police Administrative Manager, (916) 808-0909, Police Department
- 9. Master Services Agreements for Traffic Impact Studies**
Report # 2015-00424
Location: Citywide
Action: Public comment heard from Laura Rubalcaba; passed **Motion No. 2015-0144:** 1) authorizing the City Manager to execute a Master Services Agreement (MSA) with Fehr & Peers, Kimley-Horn Associates, Inc and DKS Associates, for a two year period in an amount not to exceed \$2,400,000 (\$400,000 per year for each contractor); 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 amounts specified above.
Contact: Samar Hajeer, Senior Engineer, (916) 808-7808; Hector Barron, City Traffic Engineer, (916) 808-2669, Department of Public Works

- 10. Supplemental Agreement No. 4: Landfill General Engineering Technical Support Services** (Published for Review 05/28/2015)
Report # 2015-00441
Location: District 3
Action: Passed **Motion No. 2015-0145:** 1) authorizing the City Manager or the City Manager's designee to execute Supplemental Agreement No. 4 to City Agreement No. 2009-0670 with SCS Engineers for landfill general engineering technical support services in an amount not to exceed \$398,000 for a revised total contract amount not to exceed \$1,579,840; and 2) amending the agreement's termination date to March 31, 2016.
Contact: David Levine, Acting Integrated Waste General Manager, (916) 808-7943, Department of Public Works
- 11. Contract: East Sacramento Water Main Replacement Project Phase 2 (Z14010066)**
[Published for Review 05/28/2015]
Report # 2015-00450
Location: District 3
Action: Passed **Motion No. 2015-0146:** 1) approving the contract plans and specifications for the East Sacramento Water Main Replacement Project Phase 2; and 2) awarding the contract to A. Teichert & Sons, Inc. in an amount not to exceed \$11,435,747.
Contact: Dan Sherry, Engineering & Water Resources Manager, (916) 808-1419; Michelle Carrey, Supervising Engineer, (916) 808-1438, Department of Utilities
- 12. Supplemental Agreement: Water, Wastewater, and Storm Drainage Rate Structure Study**
Report # 2015-00471
Location: Citywide
Action: Public comment heard from James Clark; passed **Motion No. 2015-0147** authorizing the City Manager, or the City Manager's designee, to execute Supplemental Agreement No. 2 to City Agreement No. C013-1094 with Raftelis Financial Consultants, Inc., for additional work on the Water, Wastewater, and Storm Drainage Rate Structure Study in an amount not-to-exceed \$19,534, bringing the agreement's total not-to-exceed amount to \$219,048.
Contact: Robert Armijo, Senior Engineer, (916) 808-1411; Susan Goodison, Business Services Manager, (916) 808-8995, Department of Utilities

Public Hearings

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

13. **Adoption of the FY2015/16 Operating and Capital Improvement Program (CIP) Budgets** (Noticed 05/29/2015)

Report # 2015-00435 **Estimated Time: 45 minutes** (Actual Time 88 minutes)

Location: Citywide

Action: Moved/Seconded: Member Jay Schenirer / Member Rick Jennings

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

No: Members Jeff Harris, Steve Hansen and Eric Guerra

Conducted a public hearing with public comment heard from Mac Worthy, Anna Molander, Laura Rubalcaba, Greta Lacin and Janice Conerly-Coleman and upon conclusion passed **Resolution No. 2015-0169 as amended** approving the FY2015/16 Operating Budget and the 2015-2020 Capital Improvement Program **with direction to staff** to bring the first of two ambulances on right away but delay the second ambulance and truck 43 until academy graduation, estimated to be January, in order to mitigate mandatory overtime.

Contact: John F. Shirey, City Manager, (916) 808-7213, Office of the City Manager; Leyne Milstein, Director, (916) 808-8491; Dawn Holm, Budget Manager, (916) 808-5574, Department of Finance

14. **(City Council/Housing Authority) Approval of Disposition and Development Agreement and Related Loan Agreements for the Del Paso Nuevo Phase V Project** (Noticed 05/26/2015)

Report # 2015-00367 **Estimated Time: 20 minutes** (Actual time 30 minutes)

Location: Del Paso Nuevo Development between Ford Road and Fairbanks Avenue off Norwood Avenue, District 2

Action: Moved/Seconded: Member Eric Guerra / Member Rick Jennings

Yes: Members Larry Carr, Eric Guerra, Steve Hansen, Jeff Harris, Rick Jennings, and Jay Schenirer

Absent: Member Angelique Ashby and Mayor Kevin Johnson

Abstain: Member Allen Warren

Conducted a public hearing with public comment heard from Mac Worthy; pursuant to Health and Safety Code §33431 and §33433; upon conclusion 1) passed **City Council Resolution No. 2015-0170:** a) finding that the sale and transfer of the property by the Housing Authority of the City of Sacramento (Housing Authority) to PacH DPN-5 Housing Partners LLC (Developer) for construction and sale of new single-family homes is consistent with the Del Paso Heights Implementation Plan for the Del Paso Nuevo Project, b) approving the sale and transfer of the Property pursuant to the Disposition and Development Agreement (DDA); and 2) **withdrew** a **Housing Authority Resolution** a) finding the Housing Authority's sale of the Property for construction and sale of new single-family

homes is consistent with the Del Paso Heights Implementation Plan for the Del Paso Nuevo Project and will assist in the elimination of blight and increase the supply of affordable housing, b) finding that an economically feasible method of alternative financing is not available, c) approving the sale and transfer of the Property for the Developer's obligations under the DDA and \$1,137,500 in the form of Seller Carry-back notes for the fair market value of the Property with terms as required by the DDA and Grant Deed; and d) authorizing the Executive Director to enter into and execute the DDA, Seller Carry-back notes, and all other documents and agreements as approved to form by Agency Counsel, as well as perform other actions necessary to ensure proper repayment of the Housing Authority funds. **Contact:** Christine Weichert, Assistant Director, Development Finance, (916) 440-1353; Tyrone Roderick 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".

15. Approving the Sale of City Property at 3012 State University Drive to University Enterprises Inc.

Report # 2015-00487 **Estimated Time: 30 minutes** (Actual Time: 20 minutes)

Location: Districts 3 and 6

Action: Moved/Seconded: Member Eric Guerra / Member Steve Hansen

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

Public comment heard from Mac Worthy; passed **Resolution No. 2015-0171**: 1) determining that pursuant to City Code Section 3.88.090 that the sale of the City property at 3012 State University Drive without bidding is in the best interest of the City; 2) approving the sale of City property at 3012 State University Drive (APN No. 079-0200-001 and 046) ("City Property") to University Enterprises Inc. for \$2,274,233, plus interest (the "Sales Proceeds") and the obligation to replace the McAuliffe Fields at the City's Army Depot East Park site; 3) approving the Lease and Purchase and Sale Agreement for the City Property with University Enterprises Inc. and authorizing the City Manager or his designee to execute the Agreement; 4) appropriating the Sales Proceeds to the Utilities Department Water Fund (Fund 6005); 5) authorizing the City Manager or his designee to execute the Lease Agreement for the City Property with University Enterprises Inc.; 6) authorizing the City Manager or his designee to execute the Replacement Fields Project Agreement with University Enterprises Inc.; 7) authorizing the City Manager or his designee to sign escrow instructions and take all actions necessary to close this sale transaction for the City Property after payment of the Sales Proceeds and completion of the Replacement Fields Project; 8) authorizing the Lease of the Army Depot East Park site to the East Sacramento Babe Ruth and the Sacramento Men's Senior Baseball Leagues after completion of the Replacement Fields Project; and 9) authorizing the City Manager or his designee to make any necessary budgetary adjustments associated with the sale of the City Property at 3012 State University Drive.

Contact: James L. Combs, Director, (916) 808-8526, Department of Parks and Recreation

16. Innovation and Growth Fund Policy, Guidelines, and Procedures

Report # 2015-00488 **Estimated Time: 10 minutes** (Actual 8 minutes)

Location: Citywide

Action: Moved/Seconded: Mayor Kevin Johnson / Member Jay Schenirer

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

Absent: Member Angelique Ashby

Passed **Resolution No. 2015-0172:** 1) approving the Innovation and Growth (IG) Fund Policy, Guidelines, and Procedures; and 2) authorizing the City Manager or the City Manager's designee to take such necessary administrative actions to implement the IG Fund Policy, Guidelines, and Procedures.

Contact: Melissa Anguiano, Economic Development Manager, (916) 808-5864, Economic Development Department; John Dangberg, Assistant City Manager, (916) 808-5704, Office of the City Manager

17. Approval of Agency Loan for Land Park Woods Apartments

Report # 2015-00478 **Estimated Time: 10 minutes** (Actual 3 minutes)

Location: District 4

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

Yes: Members Larry Carr, Eric Guerra, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, Allen Warren.

Absent: Member Angelique Ashby and Mayor Kevin Johnson

Passed **Resolution No. 2015-0173:** a) approving a \$1,825,000 Loan Commitment of City Home Investment Partnership Program (HOME) funds for the financing of the Land Park Woods Apartments Project and delegating authority to the Sacramento Housing and Redevelopment Agency (Agency) to execute and transmit the Loan Commitment to the Mercy Housing California, b) approving the restructuring and assumption of outstanding loans, c) authorizing the Agency to release and replace previous property restrictions, d) authorizing the Agency to enter into and execute other documents, as approved to form by Agency Counsel, and perform other actions necessary to fulfill the intent of the Loan Commitment e) authorizing the Agency to amend its budget and allocate up to \$1,825,000 in City HOME funds to the Land Park Woods Apartment Project, and f) approving related findings.

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

18. (Redevelopment Agency Successor Agency) Authorize Issuance of 2015 Refunding Bonds and Related Agreements

Report # 2015-00440 **Estimated Time: 5 minutes** (Actual Time 5 minutes)

Location: Citywide

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

Yes: Members Larry Carr, Eric Guerra, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, Allen Warren.

Absent: Member Angelique Ashby and Mayor Kevin Johnson

Passed **Redevelopment Agency Successor Agency Resolution No. 2015-0005**

authorizing the issuance of the Successor Agency to the Redevelopment Agency of the City of Sacramento 2015 Refunding Bonds in one or more series and authorizing the execution and delivery of an indenture, one or more escrow agreements, a bond-purchase agreement, and related matters.

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

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

- | | |
|---------------------------|--------------------------|
| 1. Homeless | 5. Arthritis Foundation |
| a. Charles Sorensen | a. David Baumgartner |
| b. Jonathan Gainsbrugh | 6. Police |
| c. Anamaria Ragland | a. Stan Collier |
| d. James Clark | 7. Jobs |
| 2. Airport Little League | a. Mac Worthy |
| a. Max Mendoza | 8. Black Children Deaths |
| 3. Budget | a. Lonnie Russell |
| a. Laura Rubalcaba | b. Livia Landers Jonez |
| 4. Oak Park Summer Nights | |
| a. Rev. Ashiya Odeye | |

Council Comments-Ideas, Questions and Meeting/Conference Reports

1. Information Requests

None.

2. Board/Commission Appointments

None.

Adjourned – 9:20 p.m.