

Special Meeting

Minutes

City Council

Financing Authority

Housing Authority

Public Financing Authority

Redevelopment Agency Successor
Agency

City Hall-Council Chamber

915 I Street, 1st Floor, Sacramento

Published by the Office of the City Clerk

(916) 808-5163

CITY COUNCIL

Darrell Steinberg, Mayor

Angelique Ashby, District 1

Allen Warren, District 2

Jeff Harris, District 3

Steve Hansen, Vice Mayor, District 4

Jay Schenirer, District 5

Eric Guerra, District 6

Rick Jennings, II, District 7

Larry Carr, District 8

CHARTER OFFICERS

Susana Alcalá Wood, City Attorney

Mindy Cuppy, City Clerk

Howard Chan, City Manager

John Colville, City Treasurer

Tuesday, April 10, 2018

1:00 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.

City of Sacramento City Council

Tuesday, April 10, 2018

1:00 PM

915 I Street, 1st Floor

Special Meeting Minutes

City Hall Council Chamber

All items listed are heard and acted upon by the Sacramento City Council unless otherwise noted.

In accordance with California Government Code 54954.3 (a) public testimony will only be heard on the agenda items listed below.

Open Session - 1:00 p.m.

Special session called to order by Mayor Darrell Steinberg at 1:02 p.m. Tuesday, April 10, 2018 at the Sacramento City Hall Council Chamber.

Members Present: Angelique Ashby (at 1:11 p.m.), Larry Carr, Eric Guerra, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, Allen Warren, and Mayor Darrell Steinberg.

Pledge of Allegiance – led by City Attorney Susana Alcala Wood.

Special Presentations/General Communications

- A. Recognizing the Simmons Center for Their Work in the Community
Action: Presentation postponed.

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request an item be removed for separate consideration.

Action: Moved/Seconded: Member Harris / Member Jennings.

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

Absent: Member Angelique Ashby.

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

- 1. Transfer of Funds for the North Public Market Roof Replacement Project**
File ID: 2018-00465
Location: 1050 Front Street, District 4
Action: Passed **Resolution No. 2018-0115** authorizing the City Manager or the City Manager's designee to transfer \$113,000 from the available fund balance in the Old Sacramento Public Market Fund (Fund 2601) to the City Facility Reinvestment Program (C13900000).
Contact: Dustin Hollingsworth, Facilities and Real Property Superintendent, (916) 808-5538; James Christensen, Interim Facility Manager, (916) 808-5863, Department of Public Works; Jody Ulich, Director, (916) 808-5105, Convention & Cultural Services Department
- 2. Ordinance Amending Section 3.04.010 of the Sacramento City Code, Relating to Income or Expenditures Less Than One Hundred Thousand Dollars Including the Purchase of Artwork and Arts Programs (Passed for Publication 04/03/2018; Published 04/06/2018)**
File ID: 2018-00350
Location: Citywide
Action: Passed **Ordinance No. 2018-0010** amending Section 3.04.010 of the Sacramento City Code, relating to income or expenditures less than one hundred thousand dollars including the purchase of artwork and arts programs.
Contact: Rebecca Bitter, Analyst, (916) 808-8052; Jody Ulich, Director, (916) 808-5105, Department of Convention and Cultural Services
- 3. Fiber Exchange Agreement with Consolidated Communication Enterprise Services, Inc. (CCI)**
File ID: 2018-0468
Location: Citywide
Action: Passed **Motion No. 2018-0092** authorizing the City Manager or City Manager's designee to execute an Indefeasible Rights of Use (IRU)/Lit Services Swap Agreement with CCI, to allow CCI to make use of City dark fiber from Sacramento Central Library to Sacramento Valley Station, in exchange for the City's receipt of three one gigabit lit circuits between our Police and Fire Academy and City Hall.
Contact: Darin Arcolino, IT Manager, (916) 808-0403; Manuel Martinez, IT Supervisor, 916-808-8785; Maria MacGunigal, Director, (916) 808-7998, Information Technology

4. Increase the Fiscal Year 2017/18 Purchase Authority of the Houston-Galveston Council of Government Area Purchase/Cooperative Agreement

File ID: 2018-00469

Location: Citywide

Action: Passed **Motion No. 2018-0093** authorizing the City Manager or City Manager's designee to increase the City's purchase authorization under the Houston-Galveston Area Council of Government Agreement (HGA) EF04-13 by \$75,000, for a new not-to-exceed amount of \$175,000.

Contact: Ignacio Estevez, IT Manager, (916) 808-7349; Cassy Vaioleti-Matu, Program Analyst, (916) 808-8047, Information Technology Department

5. Contract: Passenger Car and Light Truck Alignment and Suspension Repairs

File ID: 2018-00441

Location: Citywide

Action: Passed **Motion No. 2018-0094:** 1) awarding Harrold Ford a one-year contract with four one-year renewal options for passenger car and light duty truck alignment and suspension repair services in an amount not to exceed \$203,600 for the potential five-year term; and 2) authorizing the City Manager or the City Manager's designee to execute the contract specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal year.

Contact: Alison Crandall, Program Specialist, (916) 808-1163; Mark Stevens, Fleet Manager, (916) 808-5869, Department of Public Works

6. Contract: Energy Reinvestment Program for Lighting Retrofits at Community Centers, Clubhouses, and Libraries (Two-Thirds Vote Required)

File ID: 2018-00450

Location: Citywide

Action: Passed **Motion No. 2018-0095:** 1) suspending competitive bidding for lighting energy efficiency improvements at the 24 buildings identified in Exhibit A; 2) authorizing the City Manager or City Manager's designee to participate in the Sacramento Municipal Utility District (SMUD) Complete Energy Solutions (CES) program administered by Ecology Action for the 24 buildings identified in Exhibit A; and 3) directing the City Manager or City Manager's designee to return to City Council with agreements with one or more of the approved vendors identified in Exhibit B for up to three construction phases through the CES program.

Contact: Joseph Gluvers, Associate Engineer, (916) 808-8427; Jennifer Venema, Sustainability Manager, (916) 808-1859; James Christensen, Interim Facilities Manager, (916) 808-5863; Department of Public Works

7. Change Orders: On-Call Master Contractor Services Contracts

File ID: 2018-00279

Location: Citywide**Action:** Passed **Motion No. 2018-0096:** 1) approving change orders to the On-Call Master Contractor Services List with the vendors listed in Exhibit A in an amount not to exceed \$75,000 to \$100,000 per contract; 2) authorizing the City Manager or the City Manager's designee to execute the change orders specified above; and 3) resetting the City Manager's authority to issue change orders for contracts listed in Exhibit A.**Contact:** Norm Colby, Facilities & Real Property Superintendent, (916) 808-8335; James Christensen, Facilities Manager, (916) 808-5863, Department of Public Works**8. Contract: Fairytale Town ADA Parking Improvement**

File ID: 2018-00416

Location: 3901 Land Park Drive, District 4**Action:** Passed **Motion No. 2018-0097:** 1) approving the construction plans and specifications for the Fairytale Town Americans with Disabilities Act (ADA) Parking Improvements Project; 2) awarding a construction contract to lowest responsible bidder NFB Engineering, Inc. in an amount not to exceed \$149,538 for the Fairytale Town Americans with Disabilities Act (ADA) Parking Improvements Project; and 3) authorizing the City Manager or the City Manager's designee to execute the contract specified above.**Contact:** Obi Agha, Program Specialist, (916) 808-8426; James Christensen, Interim Facilities Manager, (916) 808-5863, Department of Public Works**9. Contract Award for the FY2018 Street and Bikeway Overlay & Seals Program and Other Related Budget Adjustments [Published for 10-Day Review 03/29/2018]**

File ID: 2018-00339

Location: Districts 1, 2, 3, 5 and 7**Action:** Passed **Resolution No. 2018-0116:** 1) approving the Plans and Specifications for the FY2018 Street and Bikeway Overlay & Seals Program (R15182000); 2) awarding the construction contract to California Pavement Maintenance for R15182000; and 3) authorizing the City Manager or the City Manager's designee: a) to execute the contract with California Pavement Maintenance for an amount not to exceed \$1,044,255; b) to transfer \$1,650,593 from various projects to R15182000; and c) to establish revenue and expenditure budgets of \$350,000 for the CalRecycle Rubberized Pavement Grant to R15182000.**Contact:** Josh Werner, Assistant Civil Engineer, (916) 808-8158; Nick Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

10. Professional Services Agreement: Broadway Complete Street Project (T15175300)

File ID: 2018-00413

Location: Districts 4 and 5**Action:** Passed **Motion No. 2018-0098 withdrawing the item** authorizing the City Manager or the City Manager's designee to execute a Professional Services Agreement in the not-to-exceed amount of \$491,720 with Mark Thomas & Company, Inc. for the Broadway Complete Street Project (T15175300).**Contact:** Megan Johnson, Associate Engineer (916) 808-1967; Nick Theocharides, Engineering Services Manager (916) 808-5065, Department of Public Works**11. Conceptual Plans and Environmental Document: North 12th Complete Street Project (T15165000)**

File ID: 2018-00444

Location: 12th Street and North 12th Street, from H Street to the Two Rivers Trail at the American River, on Sunbeam Avenue, and Richards Blvd, from Sunbeam Avenue to North 12th Street, District 3 and District 4**Action:** Passed **Resolution No. 2018-0117:** 1) adopting the Mitigated Negative Declaration (MND) and the Mitigation Monitoring Plan for the North 12th Complete Street Project (T15165000); and 2) approving the project to include Option 1A as the right of way location for the North 12th Complete Street Project.**Contact:** Megan Johnson, Associate Civil Engineer (916) 808-1967; Nick Theocharides, Engineering Services Manager (916) 808-5065, Department of Public Works**12. Parking Agreement: 1601 L Street**

File ID: 2018-00364

Location: 1601 L Street, District 4**Action:** Passed **Motion No. 2018-0099** authorizing the City Manager, or City Manager's designee, to execute a parking operations management agreement with California New Car Dealers Association (CNCDA) for its surface parking lot located at 1601 L Street for an initial term of five years with one, five-year option to extend.**Contact:** Staci Hovermale, Operations General Supervisor, (916) 808-5047; Matt Eierman, Parking Services Manager, (916) 808-5849, Department of Public Works

13. Contract: Cabrillo and Kemble Parks Playground Renovation Project

File ID: 2018-00374

Location: District 8**Action:** Passed **Resolution No. 2018-0118:** 1) approving the construction plans and specifications for the Cabrillo and Kemble Parks Playground Renovation Project (L19108500); 2) awarding the contract to Swierstock Enterprise, Inc. dba Pro Builders for \$378,000; 3) authorizing the City Manager or City Manager's designee to execute the contract; and 4) approving the transfer of \$133,000 from Park Development Impact Fees (Fund 3204) available fund balance to Cabrillo and Kemble Parks Playground Renovation Project (L19108500).**Contact:** C. Gary Hyden, Manager, (916) 808-1949; Dennis Day, Landscape Architect, (916) 808-7633, Park Planning and Development Services, Department of Youth, Parks, & Community Enrichment**14. Neighborhood Park Master Plan for The Mill at Broadway Development Project**

File ID: 2018-00409

Location: District 4**Action:** Moved/Seconded: Member Hansen / Member Steinberg.**Yes:** Members Larry Carr, Eric Guerra, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, Allen Warren, and Mayor Darrell Steinberg.**Absent:** Member Angelique Ashby.Passed **Resolution No. 2018-0119** approving the Neighborhood Park Master Plan for park site at The Mill at Broadway development project.**Contact:** C. Gary Hyden, Park Planning and Development Services Manager, (916) 808-1949; Jason Wiesemann, Landscape Architect, (916) 808-7634, Department of Youth, Parks, & Community Enrichment**15. Fee Waiver: 24th Annual Cinco De Mayo Luncheon at Sam and Bonnie Pannell Community Center**

File ID: 2018-00442

Location: 2450 Meadowview Road, District 8**Action:** Passed **Motion No. 2018-0100** waiving the \$460 fee for the use of the large room at the Sam and Bonnie Pannell Community Center for the 24th Annual Cinco De Mayo Luncheon to be held on Thursday, May 3, 2018.**Contact:** Kim Mohler, Recreation Manager, (916) 808-8378; Shannon Brown, Interim Director (916) 808-6076, Department of Youth, Parks, & Community Enrichment

16. Reallocation of Funding from the Beacon Afterschool Program (I02001600) to the 21st Century Skill-Building Grant Program (I01000400)

File ID: 2018-00510

Location: Citywide

Action: Passed **Resolution No. 2018-0120:** 1) establishing the 21st Century Skill-Building Grant Program (I01000400); 2) reallocating \$500,000 from the Beacon Afterschool Program (I02001600) to the 21st Century Skill-Building Grant Program (I01000400); and 3) cancelling the Beacon Afterschool Program upon the transfer of funds.

Contact: Kim Mohler, Recreation Manager, (916) 808-8378; Shannon Brown, Interim Director (916) 808-6076, Department of Youth, Parks, & Community Enrichment.

17. (City Council/Housing Authority) Approval of Final Loan Documents for St. Francis Terrace and Village Park Apartments [Published for 10-Day Review 03/29/2018]

File ID: 2018-00259

Location: 2525 L Street, District 4, and 3651 Norwood Avenue, District 2

Action: Passed: 1) **City Council Resolution No. 2018-0121:** a) authorizing and approving the Sacramento Housing and Redevelopment Agency (Agency) to execute a \$2,547,000 Acquisition, Construction and Permanent Loan Agreement for St. Francis Terrace, b) authorizing and approving the Agency to execute a \$1,022,000 Acquisition, Construction and Permanent Loan Agreement for Village Park, c) authorizing the Agency to enter into and execute documents necessary to implement the Loan Agreements and d) authorizing subordination of Agency loan documents to senior funding; 2) **Housing Authority Resolution No. 2018-0003:** a) authorizing, approving and delegating the Agency to execute an Acquisition, Construction and Permanent Loan Agreement for St. Francis Terrace Apartments, which includes \$300,000 in Housing Successor Funds; b) authorizing the Agency to enter into and execute documents necessary to implement the Loan Agreement and c) authorizing subordination of Agency loan documents to senior funding; and 3) **Housing Authority Resolution No. 2018-0004** authorizing and approving the Housing Authority of the City of Sacramento (Housing Authority) to execute the a) amended and restated Deed of Trust and Promissory Notes, b) amendments to the Owner Participation Agreements (OPAs), c) Assignment and Assumption Regarding Loans in accordance with the OPAs, d) Acknowledgement and Acceptance of Agreements Containing Covenants Affecting Real Property and Regulatory Agreement for extending, restructuring, and assigning the existing Low/Moderate Tax Increment loans for St. Francis Terrace and Village Park Apartments.

Contact: Christine Weichert, Assistant Director, 916-440-1353, Sacramento Housing and Redevelopment Agency

18. Establishment of a Multi-Year Operating Project for Citywide Litigation (I80310000)

File ID: 2018-00440

Location: Citywide

Action: Passed **Resolution No. 2018-0122** authorizing the City Manager or City Manager's designee to: 1) establish the Citywide Litigation (I80310000) multi-year operating project (MYOP); 2) increase the FY2017/18 Community Development Department General Fund (Fund 1001) revenue budget by \$500,000; 3) establish an expenditure budget in the amount of \$500,000 (Fund 1001) in 180310000; and 4) increase the General Plan litigation (I22400000) expenditure budget (Fund 1001) by \$50,000 with a transfer from the Community Development Department operating budget.

Contact: Amy Williams, Assistant to the City Manager, (916) 808-5014, Office of the City Manager

Public Hearings**19. Mack & Franklin Development (P17-016) (Passed for Publication 04/03/2018; Published on 04/06/2018)**

File ID: 2018-00516

Location: 4420 Mack Road, District 7

Action: Moved/Seconded: Member Schenirer/Member Jennings.

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

Absent: Member Angelique Ashby.

Action: Passed **Motion No. 2018-0101 continuing to April 24, 2018** a Public Hearing to consider: 1) a Resolution adopting an Addendum to a previously approved Mitigated Negative Declaration and Mitigation Monitoring Program; 2) an Ordinance to modify the conditions placed on the 1993 rezoning of the subject property via Ordinance No. 93-033 for the ±4.25-acre property located in the Shopping Center Planned Unit Development (SC-PUD) zone; 3) a Resolution amending the International Plaza PUD Guidelines; 4) a Resolution amending the International Plaza PUD schematic plan; and 5) a Resolution adopting the findings of fact and approving the Mack and Franklin Development including Conditional Use Permits for a gas station with carwash and for alcohol sales; Site Plan and Design Review for the construction of the shopping center, with a rear-yard setback deviation; and a Tree Permit for the removal of four street trees

Contact: Miriam Lim, Assistant Planner, (916) 808-3540; Jason Hone, Senior Planner, (916) 808-5355, Community Development Department

20. Ordinance Expanding the Boundaries of the Winn Park Historic District to Include 1616 21st Street, 1620 21st Street, and 1624 21st Street on the Sacramento Register as Contributing Resources (M18-001) [Noticed 03/30/2018; Passed for Publication 04/03/2018; Published 04/06/2018]

File ID: 2018-00426

Location: 1616 21st Street, 1620 21st Street, and 1624 21st Street, District 4

Action: Moved/Seconded: Member Hansen / Member Carr.

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

Public comment heard from William Burg, Susan Henas, Vivian Gerlach, and Karen Jacque.

Conducted a public hearing and upon conclusion: 1) passed **Motion No. 2018-0102** determining the expansion of the Winn Park Historic District and listing 1616 21st Street, 1620 21st Street, and 1624 21st Street as contributing resources to the Winn Park Historic District on the Sacramento Register of Historical and Cultural Resources exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15308, which includes actions taken to assure the maintenance, restoration, enhancement, or protection of the environment; and 2) passed **Ordinance No. 2018-0011** expanding the boundary of the Winn Park Historic District and listing 1616 21st Street, 1620 21st Street, and 1624 21st Street as contributing resources to the Winn Park Historic District on the Sacramento Register of Historical and Cultural Resources.

Contact: Carson Anderson, Preservation Director, (916) 808-8259, Community Development Department

Council Comments-Ideas, Questions, AB1234 Reports, JPA/Board and Commission Appointments**1. Information Requests**

None.

2. Board/Commission Appointments

None.

3. AB1234 Reports

- a. Member Hansen commented that next week's council meeting will be on Thursday, April 19, 2018 to accommodate travel to Washington, D.C. for many councilmembers to participate in Cap-to-Cap.

4. Ad Hoc Committee Reports

- a. Member Carr reported that a Governance Ad Hoc Committee meeting was held on April 6, 2018.

Adjourned to Closed Session – 1:29 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of April 10, 2018 as approved by the Sacramento City Council.

Mindy Cuppy

Digitally signed by Mindy Cuppy
Date: 2019.04.02 14:36:05
-07'00'

Mindy Cuppy, MMC, City Clerk