

**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**

Mindy Cuppy, City Clerk  
Susana Alcala Wood, City Attorney  
Howard Chan, City Manager  
John Colville, City Treasurer

**Minutes**  
**City Council**  
**Financing Authority**  
**Housing Authority**  
**Public Financing Authority**  
**Redevelopment Agency**  
**Successor Agency**

**City Hall-Council Chamber**  
**915 I Street, 1<sup>st</sup> Floor**  
*Published by the Office of the City Clerk*  
*(916) 808-5163*

**Tuesday, September 25, 2018**

**5:00 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 or 24 hours prior to a special 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](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

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Tuesday, September 25, 2018  
Floor

5:00 PM

915 I Street, 1<sup>st</sup>

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## Regular Meeting Minutes

### City Hall Council Chamber

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

#### Open Session - 5:00 p.m.

Regular session called to order by Vice Mayor Steve Hansen at 5:01 p.m. Tuesday, September 25, 2018 at the Sacramento City Hall Council Chamber.

**Members Present:** Angelique Ashby (at 5:05 p.m.), Larry Carr, Steve Hansen, Jeff Harris, Rick Jennings, Jay Schenirer, and Mayor Darrell Steinberg (at 5:05 p.m., until 7:15 p.m.).

**Members Absent:** Eric Guerra and Allen Warren.

**Pledge of Allegiance** – Led by Assistant Fire Chief Kim Iannucci.

**Closed Session Report** – None.

#### Special Presentation/General Communications

- A. Recognizing Cal JAC Academy Update  
**Action:** Resolution presented by Member Ashby.
  
- B. Recognizing City of Sacramento Hosting 2019 Pan African Global Trade and Investment Conference  
**Action:** Resolution presented by Member Carr.

#### 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 Hansen / Member Jennings.

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

**Absent:** Members Eric Guerra and Allen Warren.

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

- 1. Agreement: Gang Prevention and Intervention Task Force - Grant Program Evaluation**  
File ID: 2018-01302  
**Location:** Citywide  
Public comment heard from Mac L. Worthy.  
**Action:** Passed **Motion No. 2018-0312** authorizing the City Manager or City Manager's designee to execute and administer an agreement with the Sacramento County Office of Education for an amount not to exceed \$121,760 to develop a comprehensive evaluation system for grantees.  
**Contact:** Khaalid Muttaqi, Director, Gang Prevention and Intervention Taskforce, (916) 808-5380, Office of the City Manager
- 2. Accept Grant Award and Establish a Grant Project for Brownfields Revolving Loan Fund (G02180100)**  
File ID: 2018-01285  
**Location:** Citywide  
**Action:** Passed **Resolution No. 2018-0379** authorizing the City Manager or the City Manager's designee to: 1) accept a \$750,000 U.S. Environmental Protection Agency Brownfields Revolving Loan Fund grant; 2) establish the Brownfields Revolving Loan Grant Project (G02180100) to facilitate the implementation of the Brownfield Revolving Loan Fund Program; 3) establish revenue and expenditure budget of \$750,000 for the Brownfields Revolving Loan Grant Project (G02180100) in Operating Grants Fund (Fund 2702); and 4) take such actions necessary to implement the Brownfields Revolving Loan Fund Program.  
**Contact:** Denise Malvetti, Senior Development Project Manager, (916) 808-7064, Office of Innovation and Economic Development
- 3. Administrative Services Agreement with the Downtown Sacramento Revitalization Corporation**  
File ID: 2018-01286  
**Location:** Central City, Districts 3 and 4  
**Action:** Passed **Motion No. 2018-0313:** 1) authorizing the City Manager or City Manager's designee to execute an Administrative Services Agreement with the Downtown Sacramento Revitalization Corporation; and 2) authorizing the City Manager or City Manager's designee to execute one, two-year extension so long as a) the cumulative amount of the agreement and the extension does not exceed \$100,000 and b) there are sufficient funds legally available in the applicable fiscal year budget.  
**Contact:** Denise Malvetti, Senior Development Project Manager, (916) 808-7064, Office of Innovation and Economic Development, City Manager's Office

- 4. Addition of Citigroup Global Markets Inc. to the City of Sacramento's Pool of Underwriting/Investment Banking Providers**  
File ID: 2018-01254  
**Location:** Citywide  
**Action:** Passed **Resolution No. 2018-0380** authorizing the City Treasurer to add Citigroup Global Markets Inc. to the Pool of Underwriting/Investment Bankers previously established on July 18, 2017.  
**Contact:** Brian Wong, Debt Manager, (916) 808-5811; Colin Bettis, Senior Debt Analyst, (916) 808-8292, Office of the City Treasurer
- 5. Sacramento Tourism Infrastructure District No. 2018-04: Public Meeting (Noticed 09/07/2018)**  
File ID: 2018-01076  
**Location:** Citywide  
Public comment heard from Jill Sherrill.  
**Action:** Conducted a public meeting regarding the proposed formation of the Sacramento Tourism Infrastructure Improvement District No. 2018-04 (STID).  
**Contact:** Sini Makasini, Administrative Analyst, (916) 808-7967; Sheri Smith, Special Districts Manager, (916) 808-7204, Department of Finance
- 6. Agreement: Industrial and Non-Industrial Medical Services (Published for 10-Day Review 09/20/2018)**  
File ID: 2018-01281  
**Location:** Citywide  
**Action:** Passed **Motion No. 2018-0314:** 1) awarding a five-year contract to Dignity Health Medical Foundation, dba Mercy Medical Group, a Service of Dignity Health Medical Foundation (Mercy) for Industrial and Non-Industrial medical services in an amount not to exceed \$1.75 million; and 2) authorizing the City Manager or the City Manager's designee to execute the agreement.  
**Contact:** Edward Russell, Loss Prevention Manager, (916) 808-2276; Kerri Krouse, Workers Compensation Manager, (916) 808-7260; Department of Human Resources

7. **Suspend Competitive Bidding and Execute Agreement for the 28th Street West Landfill Flare Installation (Y15000100) (Two-Thirds Vote Required)**

File ID: 2018-01262

**Location:** District 3

**Action:** Passed **Motion No. 2018-0315:** 1) finding that it is in the best interests of the City to suspend competitive bidding; 2) suspending competitive bidding; and 3) authorizing the City Manager or the City Manager's designee to execute an agreement with Blue Flame Crew West, LLC in an amount not to exceed \$753,400 for the 28th Street West Landfill Flare Installation.

**Contact:** John Febbo, Integrated Waste Planning Superintendent, (916) 808-3797; Jerome Council, Integrated Waste General Manager, (916) 808-4949, Department of Public Works

8. **Response to Grand Jury Report on the Status of Illegal Camping on the American River Parkway**

File ID: 2018-01348

**Location:** American River Parkway, Districts 3, 4, and 6

**Action:** Passed **Motion No. 2018-0316** authorizing the Mayor and City Manager to submit the attached response to the Sacramento County Grand Jury 2017-2018.

**Contact:** Susan Alcala Wood, City Attorney, (916) 808-5346, Office of the City Attorney; Christopher Conlin, Interim Assistant City Manager, (916) 808-8526, Office of the City Manager

**Public Hearings**

9. **Housing and Dangerous Buildings Case Fees - Findings of Fact for Special Assessment (Noticed 04/16/2018, 05/10/2018, 06/15/2018 & 08/30/2018)**

File ID: 2018-01180

**Location:** Citywide

**Action:** Moved/Seconded: Member Hansen / Member Harris.

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

**Absent:** Members Eric Guerra and Allen Warren.

**Action:** Conducted a public hearing and upon conclusion passed **Resolution No. 2018-0381 as amended** making the unpaid expenses incurred by the City in abating nuisances, in the amount not to exceed \$63,979 as listed on Exhibit A, personal obligations of the respective property owners and special assessments against the properties.

**Contact:** Carl Simpson, Code and Housing Enforcement Chief, (916) 808-8183, Community Development Department

**10. Code Compliance Case Fees and Penalties - Findings of Fact for Special Assessment (Noticed 05/17/2018, 06/20/2018 & 08/30/2018)**

File ID: 2018-01181

**Location:** Citywide

**Action:** Moved/Seconded: Member Hansen / Member Jennings.

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

**Absent:** Members Eric Guerra and Allen Warren.

**Action:** Conducted a public hearing and upon conclusion passed **Resolution No. 2018-0382 as amended** making the unpaid expenses incurred by the City in abating nuisances, in the amount listed on Exhibit A and Exhibit B, personal obligations of the respective property owners and special assessments against their properties.

**Contact:** Carl Simpson, Code and Housing Enforcement Chief, (916) 808-8183, Community Development Department

**11. Proposed Railyards Impact Fee (RIF) Ordinance and Resolutions [Noticed 09/14/2018 & 09/21/2018; Passed for Publication 09/13/2018; Published 09/18/2018]**

File ID: 2018-00776

**Location:** District 3

**Action:** Moved/Seconded: Member Harris / Member Hansen

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

**Absent:** Members Eric Guerra and Allen Warren.

**Action:** Conducted a public hearing on the proposed Railyards Impact Fee ("RIF") and upon conclusion, passed: 1) **Ordinance No. 2018-0045** adding Article IX to Chapter 18.56 and deleting Chapter 18.36 of the Sacramento City Code; 2) **Resolution No. 2018-0383** adopting the updated Railyards Finance Plan and establishing the amount of the RIF; and 3) **Resolution No. 2018-0384** amending the Citywide Transportation Development Impact Fee (TDIF) Program by reducing it within the Railyards plan area.

**Contact:** Mary Jean Rodriguez, Program Specialist, (916) 808-1980; Sheri Smith, Special Districts Manager, (916) 808-7204, Department of Finance

**12. Resolutions of Necessity: Sacramento River Parkway Phase 1 Project (K15185000) (Noticed 09/05/2018)**

File ID: 2018-00868

**Location:** Sacramento River Levee top between 7520 Pocket Road and 6880 Arabella Way, District 7

Item withdrawn and not voted on.

**Action:** Public hearing **withdrawn** to consider: 1) a Resolution of Necessity a) determining that the public interest and necessity require the acquisition of certain real property interests within parcels 031-0420-025; b) authorizing the City Attorney or the City Attorney's designee to commence eminent domain proceedings; and c) authorizing the City Attorney or the City Attorney's designee to file a motion for an order of prejudgment possession; 2) a Resolution of Necessity a) determining that the public interest and necessity require the acquisition of certain real property interests within parcels 031-0040-009; b) authorizing the City Attorney or the City Attorney's designee to commence eminent domain proceedings; and c) authorizing the City Attorney or the City Attorney's designee to file a motion for an order of prejudgment possession; 3) a Resolution of Necessity: a) determining that the public interest and necessity require the acquisition of certain real property interests within parcels 031-0860-004; b) authorizing the City Attorney or the City Attorney's designee to commence eminent domain proceedings; and c) authorizing the City Attorney or the City Attorney's designee to file a motion for an order of prejudgment possession; 4) a Resolution of Necessity: a) determining that the public interest and necessity require the acquisition of certain real property interests within parcels 031-0860-003; b) authorizing the City Attorney or the City Attorney's designee to commence eminent domain proceedings; and c) authorizing the City Attorney or the City Attorney's designee to file a motion for an order of prejudgment possession; 5) a Resolution of Necessity: a) determining that the public interest and necessity require the acquisition of certain real property interests within parcels 031-0860-032; b) authorizing the City Attorney or the City Attorney's designee to commence eminent domain proceedings; and c) authorizing the City Attorney or the City Attorney's designee to file a motion for an order of prejudgment possession; 6) a Resolution of Necessity: a) determining that the public interest and necessity require the acquisition of certain real property interests within parcels 031-0020-027; b) authorizing the City Attorney or the City Attorney's designee to commence eminent domain proceedings; and c) authorizing the City Attorney or the City Attorney's designee to file a motion for an order of prejudgment possession; and 7) a Resolution of Necessity: a) determining that the public interest and necessity require the acquisition of certain real property interests within parcels 031-0040-039 by eminent domain for the Sacramento River Parkway Phase 1 Project (K15185000); b) authorizing the City Attorney or the City Attorney's designee to commence eminent domain proceedings; and c) authorizing the City Attorney or the City Attorney's designee to file a motion for an order of prejudgment possession.

**Contact:** Adam Randolph, Senior Engineer, (916) 808-7803; Nick Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works



**13. Luther Drive Senior Apartments (P17-066) (Noticed 08/17/2018) [Continued from 08/28/2018]**

File ID: 2018-00946

**Location:** East side of Luther Drive approximately 1000 feet south of the corner of Florin Road and Luther Drive, APN 049-0010-106-0000, District 8

**Action:** Moved/Seconded: Member Carr / Member Jennings.

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

**Absent:** Members Eric Guerra and Allen Warren.

**Action:** Conducted a public hearing and upon conclusion passed **Resolution No. 2018-0385** denying the Luther Drive Senior Apartments Project (P17-066) as it is not consistent with the land use designation and the goals, policies, and other provisions of the General Plan and it does not promote the public health and safety, convenience and welfare of the city because it does not comply with the City's development standards.

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

**Discussion Calendar**

*Discussion calendar items include an oral presentation including those recommending "receive and file".*

**14. Authorize the Issuance and Sale of the 2018 Transient Occupancy Tax Revenue Bonds with a Principal Amount Not Exceeding \$350 Million to Finance the Convention Center Complex Project and Other Municipal Projects**

File ID: 2018-01253

**Location:** District 4

**Action:** Moved/Seconded: Member Hansen / Member Schenirer.

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

**Absent:** Members Eric Guerra and Allen Warren.

Public comment heard from Mac L. Worthy.

**Action:** Passed 1) **Resolution No. 2018-0386** authorizing the issuance and sale of Transient Occupancy Tax Revenue Bonds with a principal amount not exceeding \$350 million to finance capital improvement projects and approving related documents and official actions; and 2)

**Motion No. 2018-0317** approving the second supplemental agreement with Montague DeRose and Associates for \$42,500 in additional work and a revised not-to-exceed amount of \$125,000.

**Contact:** John Colville, City Treasurer, (916) 808-8297; Brian Wong, Debt Manager, (916) 808-5811; Colin Bettis, Senior Debt Analyst, (916) 808-8292 Office of the City Treasurer

**15. (Housing Authority) Approval of Final Tax-Exempt Bond Documents for the 700 Block of K Street Project**

File ID: 2018-01163

**Location:** 700-730 K Street, District 4

**Action:** Moved/Seconded: Member Hansen / Member Schenirer.

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

**Absent:** Members Eric Guerra and Allen Warren.

Public comment heard from Mac L. Worthy.

**Action:** Passed **Housing Authority Resolution No. 2018-0015** authorizing the Executive Director or designee to: a) issue, execute, and deliver mortgage revenue bonds of up to \$25,000,000 to finance the construction and development of the 700 Block of K Project (Project) and to execute and deliver an Amended and Restated Master Agency Agreement, an Amended and Restated Master Pledge and Assignment, an Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants and other necessary documents relating thereto and approve all actions taken by officers and agents of the Housing Authority that they deem necessary or advisable to issue and deliver the bonds; and b) make related findings.

**Contact:** Christine Weichert, Assistant Director, (916) 440-1353; Tyrone Roderick Williams, Director, (916) 440-1319, Sacramento Housing and Redevelopment Agency

**Information Items**

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

**16. Notification of Final Map Approval for Parkebridge Village 1**

File ID: 2018-01349

**Location:** District 3

**Action:** Received and filed.

**Contact:** Jerry Lovato, Program Analyst, (916) 808-7918, Department of Public Works

**17. Notification of Final Map Approval for Parkebridge Village 2**

File ID: 2018-01350

**Location:** District 3

**Action:** Received and filed.

**Contact:** Jerry Lovato, Program Analyst, (916) 808-7918, Department of Public Works

## Public Comments-Matters Not on the Agenda

- |                            |                      |
|----------------------------|----------------------|
| 1. Cynthia Spurling        | 14. Robert Coplin    |
| 2. Victor Okzjian          | 15. Wanda            |
| 3. David Bain              | 16. Elizabeth Roth   |
| 4. Christine Marth         | 17. Sonia Lewis      |
| 5. GariRae Gray            | 18. Keyan Bliss      |
| 6. Mac L. Worthy           | 19. Les Light        |
| 7. Denis Hulett            | 20. Trina Allen      |
| 8. David Andre             | 21. Brrazey Liberty  |
| 9. Julie Barnes            | 22. Lambert Davis    |
| 10. Sarah Benedict         | 23. Carly Brannin    |
| 11. Jenn Rogar             | 24. Tanya Faison     |
| 12. Anamaria Ragland-Munoz | 25. Shelley Williams |
| 13. Faygo                  | 26. Eric Gerough     |

## Council Comments-Ideas, Questions, AB1234 Reports, and JPA/Board and Commission Appointments

### 1. Information Requests

None.

### 2. Board/Commission Appointments

- a. Mayor Steinberg announced the creation of a Sacramento Promise 2x2 Committee with the Sacramento City Unified School District (SCUSD) and appointed Councilmembers Guerra and Schenirer.
- b. Mayor Steinberg announced the creation of a Joint Use 2x2 Committee with the Sacramento City Unified School District (SCUSD) and appointed Councilmembers Jennings and Guerra.

### 3. AB1234 Reports

None.

### 4. Ad Hoc Committee Reports

None.

**Adjourned** – 8:08 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of September 25, 2018 as approved by the Sacramento City Council.

**Mindy Cuppy**

Digitally signed by Mindy Cuppy  
Date: 2019.04.02 14:41:42  
-07'00'

Mindy Cuppy, MMC, City Clerk