

HOUSING AUTHORITY / CITY COUNCIL

Kevin McCarty, Chair/Mayor

Lisa Kaplan, Board Member/Councilmember D1

Roger Dickinson, Board Member/Councilmember D2

Karina Talamantes, Board Member/ Vice Mayor D3

Phil Pluckebaum, Board Member/Councilmember D4

Caity Maple, Board Member/ Councilmember D5

Eric Guerra, Board Member/ Mayor Pro Tem D6

Rick Jennings, II, Board Member/Councilmember D7

Mai Vang, Board Member/ Councilmember D8

STAFF

La Shelle Dozier, Executive Director

Sarah O'Daniel, Deputy Executive Director

James Shields, Deputy Executive Director

Brad Nakano, General Counsel

Mindy Cuppy, City Clerk



Minutes

Housing Authority

City Council

City Hall Complex

915 I Street, Sacramento, CA 95814

Published by the Office of the City Clerk

(916) 808-7200

Tuesday, May 13, 2025

2:00 PM

NOTICE TO THE PUBLIC

Where to Find the Agenda and Staff Reports: The agenda provides a general description and staff recommendation; however, legislative bodies may take action other than what is recommended. Full staff reports are available at <https://meetings.cityofsacramento.org>.

Watch the Legislative Body Meeting Online: Live video streams and archives of past meetings are available at <https://meetings.cityofsacramento.org>.

Submit Written Comments Online: Written comments received are distributed to members, filed in the record, and will not be read aloud. Members of the public are encouraged to submit public comments electronically via eComment through the City's Upcoming Meetings website at <https://meetings.cityofsacramento.org>.

Public Comment Speaker Time Limits: In the interest of facilitating the legislative body's conduct of the business of the City, members of the public (speakers) who wish to address the legislative body during the meeting will have two minutes per speaker for Consent Calendar Items, Public Hearing Items, Discussion Calendar Items, and Matters not on the Agenda for a maximum total of eight minutes per speaker per meeting. Each speaker shall limit his/her remarks to the specified time allotment.

Notice to Lobbyists: When addressing the legislative body, you must identify yourself as a lobbyist and announce the client/business/organization you are representing.

Assistance: In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please contact the Office of the City Clerk at 916-808-7200 or clerk@cityofsacramento.org as soon as possible. Providing at least 72 hours' notice will help ensure that reasonable arrangements can be made.

**City of Sacramento
City Council - 2PM**

City Hall Complex, 915 I Street, Sacramento, CA 95814

**Housing Authority/City Council Minutes
Tuesday, May 13, 2025
2:00 PM**

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

Open Session

Regular session called to order by Mayor Kevin McCarty at 2:15 p.m. Tuesday, May 13, 2025, at the Sacramento City Hall Council Chamber.

Members Present: Roger Dickinson, Eric Guerra, Rick Jennings, Lisa Kaplan, Caity Maple, Phil Pluckebaum (at 2:16 p.m.), Karina Talamantes, Mai Vang, and Mayor Kevin McCarty.

Land Acknowledgement – Led by Councilmember Maple.

Pledge of Allegiance – Led by Councilmember Maple.

Special Presentation/General Communications

A. ALS (Amyotrophic Lateral Sclerosis) Awareness Month - Presented by Councilmember Vang

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 Guerra/Member Maple.

Yes: Members Roger Dickinson, Eric Guerra, Rick Jennings, Lisa Kaplan, Caity Maple, Phil Pluckebaum, Karina Talamantes, Mai Vang, and Mayor Kevin McCarty.

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

1. **[Redevelopment Agency Successor Agency] Fourth Amendment to Purchase and Sale Agreement with Phoenix Enterprises, Inc. for 1022 and 1030 Del Paso Boulevard**

File ID: 2024-01586

Location: 1022 and 1030 Del Paso Boulevard, District 2

Action: Passed **Redevelopment Agency Successor Agency Motion No. 2025-0002** authorizing the Interim City Manager or designee to execute a Fourth Amendment to the Purchase and Sale Agreement with Phoenix Enterprises, Inc. (Agreement No. 2023-0333) for the sale of the Redevelopment Agency Successor Agency-owned properties at 1022 and 1030 Del Paso Boulevard (Assessor Parcel Numbers 275-0163-005 and 275-0163-006).

Contact: Bill Sinclair, Real Property Agent, (916) 808-1905, bsinclair@cityofsacramento.org; Public Works Department; Leslie Fritzsche, Economic Investment Manager, (916) 808-5450, lfritzsche@cityofsacramento.org; Office of Innovation and Economic Development

Yes: Members Eric Guerra, Rick Jennings, Lisa Kaplan, Caity Maple, Karina Talamantes, Mai Vang.

Recuse: Members Roger Dickinson, Phil Pluckebaum, and Mayor Kevin McCarty.

2. **March 2025 Monthly Investment Transactions Report**

File ID: 2025-00360

Location: Citywide

Action: Received and filed.

Contact: Stacy Hussey, Chief Investment Officer, (916) 808-7746, shussey@cityofsacramento.org, Office of the City Treasurer

3. **Supplement to Contract No. 2023-1618 with Dean Gazzo Roistacher, LLP for Legal Services**

File ID: 2025-00946

Location: Citywide

Action: Passed **Motion No. 2025-0126** amending contract 2023-1618 by \$150,000 and authorizing the City Attorney to execute a supplemental contract with Dean Gazzo Roistacher, LLP in an amount not-to-exceed \$245,000 for litigation assistance.

Contact: Brett Witter, Assistant City Attorney, (916) 808-5346, bwitter@cityofsacramento.org, Office of the City Attorney

4. Agreement: Purchase of Quicklime for Water Treatment

File ID: 2025-00806

Location: Citywide

Action: Passed **Motion No. 2025-0127:** 1) authorizing the Interim City Manager or designee to execute Supplemental Agreement No. 1 to City Agreement PRC002918 with Graymont Western US Inc., to provide Quicklime to increase the agreement by \$260,000, bringing the agreement's total not-to-exceed amount to \$500,000.

Contact: Deanne Neighbours, Logistics Manager, (916) 808-3536, dneighbours@cityofsacramento.org; Dalton Le, Program Specialist, (916) 808-6008, dmle@cityofsacramento.org; David Herrmann, Water Division Manager, (916) 808-5652, dherrmann@cityofsacramento.org; Pravani Vandeyar, Director, (918) 808-3765, pvandeyar@cityofsacramento.org; Department of Utilities

5. [Pass for Publication] Ordinance Relating to Parking Meter Rates

File ID: 2025-00928

Location: Parking Meter Districts (Central and Fort Sutter Traffic District), District 4

Action: 1) Repealed Ordinance No. 2016-0033 as of July 1, 2025; 2) reviewed an ordinance relating to parking meter rates to become effective July 1, 2025; 2) passed for publication the ordinance title as required by Sacramento City Charter §32 (c), to be submitted to the City Council for adoption on May 20, 2025.

Contact: Staci Hovermale, Parking Services Manager (916) 808-5047, shovermale@cityofsacramento.org; Department of Public Works

6. Supplement to Contract No. 2024-0829-01 with Dean Gazzo Roistacher, LLP for Legal Services

File ID: 2025-00948

Location: Citywide

Action: Passed **Motion No. 2025-0128** authorizing the City Attorney, or designee, to execute and amendment to contract 2024-0829-01 with Dean, Gazzo, Roistacher, LLC, increasing the not to exceed amount to \$350,000 for litigation assistance.

Contact: Brett Witter, Assistant City Attorney, (916) 808-5346, bwitter@cityofsacramento.org, Office of the City Attorney

7. **City Auditor's Recommendation Follow-Up Report for the Six-Month Period Ending December 31, 2024**
File ID: 2025-00992
Location: Citywide
Action: Passed **Motion No. 2025-0192** approving the City Auditor's Recommendation Follow-Up Report for the Six-Month Period Ending December 31, 2024.
Contact: Farishta Ahrary, City Auditor, (916) 808-7266, fahrary@cityofsacramento.org; Jordan Sweeney, Principal Fiscal Policy Analyst, (916) 808-2310, jpsweeney@cityofsacramento.org; Office of the City Auditor
8. **Budgetary Adjustments and Professional Services Agreement for the Sacramento Valley Station Regional Bus Mobility Hub - National Environmental Policy Act (NEPA) Review (T15029000)**
File ID: 2025-00897
Location: 401 I Street, District 4
Action: Adopted **Resolution No. 2025-0112:** 1) authorizing the Interim City Manager or designee to increase the revenue and expenditure budget of the Sacramento Valley Station (SVS) Regional Bus Mobility Hub-NEPA Review (T15029000) by \$643,000 (Other Capital Grants, Fund 3704); 2) awarding a professional services agreement to Environmental Science Associates; and 3) authorizing the Interim City Manager or designee to execute a professional services agreement with Environmental Science Associates in an amount not to exceed \$467,608 for preliminary engineering and environmental clearance of the Sacramento Valley Station (SVS) Regional Bus Mobility Hub-NEPA Environmental Project (T15029000).
Contact: Greg Taylor, AIA, Supervising Architect, (916) 808-5268, gtaylor@cityofsacramento.org; Lucinda Willcox, Assistant Director, (916) 808-5052, lwillcox@cityofsacramento.org; Department of Public Works
9. **Supplemental Contract No. 1: Shade Canopy Repair, Maintenance, and Replacement in City Parks**
File ID: 2025-00732
Location: Citywide
Action: Passed **Motion No. 2025-0130:** 1) authorizing the Interim City Manager or designee to execute Supplemental Contract No. 1 to City Agreement No. PRC002821 with Goodwin-Cole Co., Inc. for shade canopy repair, maintenance, and replacement services to extend the contract through June 30, 2026, and increase the total not-to-exceed amount to \$597,694 over a five-year term; and 2) resetting the Interim City Manager's or designee's authority to execute contract supplements.
Contact: Shawn C. Aylesworth, Park Maintenance Manager, (916) 808-4070, scaylesworth@cityofsacramento.org, Youth, Parks and Community Enrichment

Department (YPCE)

10. City Support of Affordable Housing Sustainable Communities Grant Applications for Sustainable Transportation Infrastructure Projects

File ID: 2025-00850

Location: 1517 I Street, District 4; 1601 69th Street, District 6; 7595 Wainscott Way, District 8

Action: Passed **Motion No. 2025-0131**: in support of 1) Community HousingWork's Affordable Housing Sustainable Communities (AHSC) program grant application for Sustainable Transportation Infrastructure and Program Costs at 1517 I Street; 2) Chelsea Investment Corporation's Affordable Housing Sustainable Communities (AHSC) program grant application for Sustainable Transportation Infrastructure and Program Costs at 1601 69th Street; 3) AMCAL Housing's Affordable Housing Sustainable Communities (AHSC) program grant application for Sustainable Transportation Infrastructure and Program Costs at 7595 Wainscott Way.

Contact: Ya-yin Isle, City Housing Manager, (916) 808-1869, yisle@cityofsacramento.org; Leslie Fritzsche, Economic Investment Manager, (916) 808-5450, lfritzsche@cityofsacramento.org; Axel Magallanes, Housing Analyst, (916) 808-1844, amagallanes@cityofsacramento.org; Office of Innovation and Economic Development; Megan Johnson, Senior Engineer, (916) 808-1967, mejohanson@cityofsacramento.org, Department of Public Works

11. Establish Capital Improvement Project, Revenue Budget and Expenditure Budget for the Stone Beetland Development Parks (L19164500)

File ID: 2025-00891

Location: District 8

Action: Adopted **Resolution No. 2025-0113** authorizing the Interim City Manager or designee to: 1) establish the Stone Beetland Project (L19164500); 2) establish the revenue budget in the Youth, Parks, and Community Enrichment (YPCE) Department's Fiscal Year (FY) 2024/25 operating budget in the amount of \$40,000 (Park Development Impact Fee Fund, Fund 3204); and 3) establish the expenditure budget in the Stone Beetland Project (L19164500) in the amount of \$40,000 (Fund 3204).

Contact: Jeff Nittka, Senior Landscape Architect, (916) 808-5996, jnittka@cityofsacramento.org; Jason Wiesemann, Park Planning and Development Services Manager, (916) 808-7634, jwiesemann@cityofsacramento.org; Department of Youth, Parks, and Community Enrichment

12. City Signatory Authority for City Property: Del Paso Boulevard Property and Business Improvement District No. 2025-02

File ID: 2025-00778

Location: District 2

Action: Adopted **Resolution No. 2025-0114** authorizing the Interim City Manager or designee to sign a petition supporting renewal of the Del Paso Boulevard Property and Business Improvement District No. 2025-02 (PBID), and if renewal proceedings are initiated, vote for the 37 City-owned properties listed on the accompanying resolution to be included in the renewal of the PBID.

Contact: Susanne Tam, Development Project Manager, (916) 808-7535, stam@cityofsacramento.org; Eric Frederick, Special Districts Manager, (916) 808-5129, efrederick@cityofsacramento.org; Department of Finance

13. Establish Capital Project Fund 3705 and Accept a Bequest from the Estate of Edward L. Prindle

File ID: 2025-00993

Location: Citywide

Action: Adopted **Resolution No. 2025-0115:** 1) authorizing the Interim City Manager or designee to accept the bequest from the Estate of Edward L. Prindle to the Community Development Department, Animal Care Services Division, in the amount up to \$2 million; 2) authorizing the Interim City Manager or designee to execute all documents necessary to implement and secure payment from the estate; 3) establishing a Capital Project Fund (Fund 3705), designated as the Animal Care Services Capital Campaign Fund, as a new fund to account for the designated bequest funds in section 1 and any future bequests or capital campaign donations for the construction and/or rehabilitation of a City Animal Shelter; 4) investing all funds deposited into the Animal Care Services Capital Campaign Fund (Fund 3705) in Pool A and all earned interests returning back to the fund balance.

Contact: Phillip Zimmerman, Animal Care Services Manager, (916) 808-8333, pzimmerman@cityofsacramento.org; Allison Narramore, Supervising Financial Analyst, (916) 808-7935, anarramore1@cityofsacramento.org; Community Development Department

14. Contract: Thelma Park, Park Name and Tree Removal

File ID: 2025-00910

Location: District 3

Action: Passed **Resolution No. 2025-0116:** 1) approving the construction plans and specifications for the Thelma Park Project (L19911600); 2) awarding the contract to Imagecon, Inc. in the amount of \$568,763; 3) authorizing the Interim City Manager or designee to execute the contract; 4) approving the naming of the park as Thelma Park; and 5) authorizing the removal of three Pecan, *Carya illinoensis* trees (one 10", one 13", and one 32.5") and one 56.5" Northern California Black Walnut, *Juglans hindsii* tree.

Contact: Tin-Wah Wong, Associate Landscape Architect, (916) 808-5540, twong@cityofsacramento.org; Jason Wiesemann, Park Planning, Design and Development Manager, (916) 808-7634, jwiesemann@cityofsacramento.org; Department of Youth, Parks, and Community Enrichment (YPCE)

Public Hearings

15. Housing and Dangerous Buildings Case Fees - Findings of Fact for Special Assessment [Noticed 01/08/2025]

File ID: 2025-00972

Location: Citywide

Action: Moved/Seconded: Member Guerra/Member Maple.

Yes: Members Roger Dickinson, Eric Guerra, Rick Jennings, Lisa Kaplan, Caity Maple, Phil Pluckebaum, Karina Talamantes, Mai Vang, and Mayor Kevin McCarty

No public comment.

Conducted a public hearing and upon conclusion, adopted **Resolution No. 2025-0117** making the unpaid expenses incurred by the City in abating nuisances, in the amount as listed on Exhibit A, personal obligations of the respective property owners and special assessments against their properties.

Contact: Peter Lemos, Code and Housing Enforcement Chief, (916) 808-8183, Community Development Department

16. Code Compliance Case Fees and Penalties - Findings of Fact for Special Assessment [Noticed 01/15/2025, 02/19/2025, and 03/19/2025]

File ID: 2025-00982

Location: Citywide

Action: Moved/Seconded: Member Guerra/Member Talamantes.

Yes: Members Roger Dickinson, Eric Guerra, Rick Jennings, Lisa Kaplan, Caity Maple, Phil Pluckebaum, Karina Talamantes, Mai Vang, and Mayor Kevin McCarty

No public comment.

Conducted a public hearing and upon conclusion, adopted **Resolution No. 2025-0118** 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: Peter Lemos, Code and Housing Enforcement Chief, (916) 808-8183, Community Development Department

17. Vacation of the Public Road Easement at 1016 Carmelita Avenue, Proceeding No. VAC24-0003 [Published 04/14/2025; 4/21/2025; Noticed 4/17/2025; 5/1/2025]

File ID: 2025-00967

Location: Southside of Carmelita Avenue between Silvano Street and Cypress Street, District 2

Action: Moved/Seconded: Member Dickinson/Member Talamantes.

Yes: Members Roger Dickinson, Eric Guerra, Rick Jennings, Lisa Kaplan, Caity Maple, Phil Pluckebaum, Karina Talamantes, Mai Vang, and Mayor Kevin McCarty

No public comment.

Conducted a public hearing and upon conclusion adopted **Resolution No. 2025-0119** vacating a portion of the Public Road Easement (PRE).

Contact: Thomas Adams, Project Manager, (916) 808-7929, tadams@cityofsacramento.org; Ofelia Avalos, Engineering Manager, (916) 808-5054, oavalos@cityofsacramento.org, Department of Public Works

Discussion Calendar

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

- 18. Annual Reports of the Housing Trust Fund Ordinance, Mixed-Income Housing Ordinance, HOME Investment Partnerships Program, Permanent Location Housing Allocation, State Local Housing Trust Fund, Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance, and City-County Affordable Housing Plan**

File ID: 2025-00601

Location: Citywide

No public comment.

Action: Reviewed, discussed, and provided direction.

Contact: Christine Weichert, Director, (916) 440-1353, cweichert@shra.org; Whitney Hinton, Program Manager, (916) 440-1325, whinton@shra.org; Sacramento Housing and Redevelopment Agency

- 19. 2026 One-Year Action Plan Federal Programs Allocation Process Workshop Number Two**

File ID: 2025-00935

Location: Citywide

No public comment.

Action: Reviewed, commented, and provided direction regarding the 2026 Community Development Block Grant Infrastructure and Public Facility projects.

Contact: Christine Weichert, Director of Development, (916) 440-1353, Sacramento Housing and Redevelopment Agency

20. Authorization for Joint Application for State HomeKey+ Program Funding for Rio Linda Senior Housing Project

File ID: 2025-00875

Location: 2809 Rio Linda Boulevard, District 2

Action: Moved/Seconded: Member Dickinson / Member Vang.

Yes: Members Roger Dickinson, Eric Guerra, Rick Jennings, Lisa Kaplan, Caity Maple, Phil Pluckebaum, Karina Talamantes, Mai Vang, and Mayor Kevin McCarty

Members of the public provided public comments.

Adopted **Resolution No. 2025-0120**, as read, authorizing the Interim City Manager or designee to: a) submit a joint application with Urban Capital LLC to the California Department of Housing and Community Development (“HCD”) for up to \$28.4 million of State Homekey+ Program funding; and b) if awarded Homekey+ Program funds: 1) commit \$1,500,000 of City Homeless Housing, Assistance and Prevention (“HHAP”) 4 and 5 funding; 2) bring back to City Council a Homekey+ Standard Agreement with the State of California for such funding and request City Council authorization to execute any documents necessary to participate in the Homekey+ Program, and any amendments thereto.

Contact: Ya-yin Isle, City Housing Manager, (916) 808-1869, yisle@cityofsacramento.org, City Manager’s Office of Innovation and Economic Development; Brian Pedro, Director, (916) 808-7816, bpedro1@cityofsacramento.org, Department of Community Response

Information Items

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

21. Notification of Parcel Map of 1457 57th Street (IR22-312/FPM 23-0031)

File ID: 2025-00997

Location: District 4

Action: Received and filed.

Contact: David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org, Department of Public Works

Council Comments-Ideas, Questions, AB1234 Reports

1. Information Requests

a. Member

1. x

2. AB1234 Reports

None.

City Manager's Report

None.

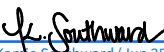
Public Comments-Matters Not on the Agenda

Public comments heard at the beginning of the 5:00 p.m. meeting.

None.

Adjourned – 4:53 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of May 13, 2025, as approved by the Sacramento Housing Authority.


Kamie Southward (Jun 25, 2025 14:47 PDT)

06/25/2025

Kamie Southward, Council/Clerk Operations Manager