

WEST SACRAMENTO CITY COUNCIL AND WEST SACRAMENTO REDEVELOPMENT SUCCESSOR AGENCY & WEST SACRAMENTO FINANCING AUTHORITY

**City Council Regular Meeting
JULY 17, 2024 AGENDA**

Martha Guerrero, Mayor
Dawnté Early, Mayor Pro Tem
Quirina Orozco, Council Member
Norma Alcala, Council Member
Verna Sulpizio Hull, Council Member
Aaron Laurel, City Manager
Jeffrey Mitchell, City Attorney

7:00 PM Regular Meeting Call to Order
Pledge of Allegiance
Land Acknowledgment

The meeting will be held at City Hall, City Council Chambers, 1110 West Capitol Avenue, West Sacramento

*Anyone wishing to address the Council, or any agenda item, may fill out the Request to Speak card and present it to the City Clerk **prior to the completion of staff presentation**. Items on the Consent Agenda will be considered in one motion and the Request to Speak card should be turned in prior to the first item on Consent.*

GENERAL ADMINISTRATION FUNCTION – PART I

- 1. **PRESENTATIONS BY THE PUBLIC ON MATTERS NOT ON THE AGENDA WITHIN THE JURISDICTION OF THE COUNCIL**
The Council is prohibited from discussing issues not on the agenda brought to them at this time. According to State Law (the Brown Act), items must first be noticed on the agenda before any discussion or action.

PRESENTATIONS

None

CONSENT AGENDA

- 2. **Capital Projects**
CONSIDERATION OF ADOPTION OF RESOLUTION 24-60 AMENDING THE CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET; APPROVAL OF AMENDMENT 1 TO THE CONSTRUCTION CONTRACT WITH REM CONSTRUCTION INC.; AND APPROVAL OF CONTRACT WITH HITOUCH BUSINESS SERVICES FOR OFFICE FURNITURE AND WORK STATIONS FOR THE CORPORATION YARD PHASE II O&M TRANSITION PROJECT (CIP 51032)

Objective: The objective of this report is to provide the City Council with sufficient information to adopt Resolution 24-60 which amends the Capital Improvement Program Budget, and to approve amendment 1 to the construction contract with REM Construction Inc.; and award a contract for

services with Hitouch Business Services, for the Corporation Yard Phase II O&M Transition Project (CIP 51032).

Recommendation: Staff respectfully recommend that the City Council: (1) Find that the environmental impacts associated with the approval of a construction contract as well as multiple contracts and contract amendments for construction support and engineering services for the Corporation Yard Project were fully analyzed in the Mitigated Negative Declaration prepared for all phases of the Corporation Yard Project and approved by City Council on March 6, 2019, and that the need for subsequent environmental review pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15164 has not been triggered; (2) Adopt Resolution 24-60 approving an amendment to the Capital Improvement Program (CIP) budget for the completion of the Corporation Yard Project Phase II O&M Transition project (CIP 51032); (3) Approve and authorize the City Manager, or designee, to execute Amendment No. 1 to the construction contract with REM Construction Inc. in the amount of \$310,710.10 (with contingency of 89,289.90); (4) Approve and authorize the City Manager, or designee, to execute a Contract for Services with HiTouch Business Services (through Sourcewell Contract #012320-SCC) in the amount of \$148,040.88; (5) Authorize the City Manager, or his designee, to execute contract amendments or change orders up to 15% (22,206.13) of the contract amendment value; (6) Authorize the City Manager, or designee, to execute non-substantive changes or modifications to the services contract, with approval from the City Attorney; and (7) Authorize the City Manager, or designee, to execute amendments to extend the term of the contract, if necessary.

3. Community Development

CONSIDERATION OF SECOND READING AND ADOPTION OF ORDINANCE 24-8 PERTAINING TO AN AMENDMENT TO THE TERM OF THE RIVER PARK DEVELOPMENT AGREEMENT

Objective: The purpose of this item is to provide the City Council with sufficient information to consider an amendment to the term of the existing Development Agreement (DA) between Sun M Capital, LLC and the City of West Sacramento for the River Park project. The proposed DA amendment would extend the term to July 18, 2026.

Recommendation: Staff respectfully recommends that the Council: (1) Find that the amendment to the term of the existing River Park Development Agreement between Sun M Capital, LLC and the City of West Sacramento does not require further environmental review pursuant to Sections 15162 and 15168 of the CEQA Guidelines; and (2) Waive the second reading, read by title and number only, and adopt Ordinance 24-8 amending the term of the River Park Development Agreement between Sun M Capital, LLC and the City of West Sacramento.

4. Economic Development & Housing

CONSIDERATION OF AFFORDABLE HOUSING AGREEMENT WITH EVERGREEN APARTMENTS INC. FOR THE EVERGREEN APARTMENTS PROJECT

Objective: The objective of this report is to facilitate the Council's consideration of an Affordable Housing Agreement with Evergreen Apartments Inc. for a 38-unit multifamily residential development located at 3230 Evergreen Avenue.

Recommendation: Staff respectfully recommends that the City Council: (1) Find that the project is categorically exempt from CEQA pursuant to Class 5 (Section 15305 of the CEQA Guidelines) and Class 32 (In-fill Development Projects) Categorical Exemptions; (2) Approve the Affordable Housing Agreement with Evergreen Apartments Inc. in substantially the form included as Attachment 1 for the Evergreen Apartments project (Proposed Affordable Housing Agreement); and (3) Authorize the City Manager or designee to execute the Agreement and make non-substantive corrections or modifications with the approval of the City Attorney.

5. **Public Works**

CONSIDERATION OF USING CIP 22065 WATER TREATMENT PLANT VFD REPLACEMENT TO AWARD TO INDUSTRIAL ELECTRICAL FOR THE PURCHASE AND INSTALLATION OF SIX VARIABLE FREQUENCY DRIVES

Objective: The objective of this report is to provide sufficient information to the City Council to approve the use of CIP 22065 funds to award to Industrial Electrical to purchase and install six Variable Frequency Drives (VFD's).

Recommendation: Staff respectfully recommends that the City Council: (1) Find that the purchase and installation of the variable frequency drives is exempt from CEQA pursuant to the Categorical Exemptions under California Code of Regulations, Title 14, Division 6, Chapter 3 ("CEQA Guidelines"), Sections 15301, and find that the determination represents the independent judgment of the City; (2) Authorize the use of CIP 22065 for Water Treatment Plant VFD Replacement to purchase and install six VFD's from Industrial Electrical; (3) Approve and authorize to the City Manager or his designee to execute the service contract with Industrial Electrical for \$205,235, for the purchase and installation of six variable frequency drives; (4) Authorize the City Manager or his designee to execute non-substantive changes or modifications to the Contract for Services, with approval from the City Attorney; (5) Authorize the City Manager or his designee to execute amendments or change orders up to 15% (\$30,785) of the contract amount; and (6) Authorize the City Manager or his designee to execute amendments to extend the term of the contract.

6. **City Manager's Office**

CONSIDERATION OF APPROVAL OF THE MINUTES OF THE MARCH 6, 2024, MARCH 20, 2024, APRIL 10, 2024, MAY 1, 2024, MAY 15, 2024, JUNE 5, 2024, AND JUNE 26, 2024 REGULAR MEETINGS OF THE WEST SACRAMENTO CITY COUNCIL, REDEVELOPMENT SUCCESSOR AGENCY, AND WEST SACRAMENTO FINANCING AUTHORITY

Objective: The objective of this report is to provide the City Council with the draft minutes of the March 6, 2024, March 20, 2024, April 10, 2024, May 1, 2024, May 15, 2024, June 5, 2024, and June 26, 2024 Regular Meetings of the West Sacramento City Council, Redevelopment Successor Agency, and West Sacramento Financing Authority.

Recommendation: Staff respectfully recommends that the City Council approve the minutes of the March 6, 2024, March 20, 2024, April 10, 2024, May 1, 2024, May 15, 2024, June 5, 2024, and June 26, 2024 Regular Meetings of the West Sacramento City Council, Redevelopment Successor Agency, and West Sacramento Financing Authority.

PUBLIC HEARINGS

7. Community Development

PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 24-78, CERTIFYING THE LIST OF PAST DUE CODE ENFORCEMENT CHARGES, DIRECTING THAT A LIEN BE PLACED ON THE SUBJECT PROPERTIES, AND REQUESTING INCLUSION OF THESE CHARGES ON THE SECURED TAX ROLL IN ORDER THAT THEY MAY BE COLLECTED IN THE SAME MANNER AS GENERAL TAXES

Objective: The purpose of this report is to provide the City Council with sufficient information to conduct a public hearing regarding the placement of Code Enforcement charges on the secured property tax roll and to authorize the placement of a lien on the subject property.

Recommendation: It is respectfully recommended that the City Council: (1) Open the public hearing and take testimony on any objections to the past due Code Enforcement charges; and (2) Close the public hearing and adopt Resolution 24-78 certifying the list of past due Code Enforcement charges, directing that a lien be placed on the subject properties and requesting inclusion of these charges on the secured tax roll in order that they may be collected in the same manner as general taxes.

8. Finance

PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 24-73 CONFIRMING THE DIAGRAM AND ASSESSMENT AND ORDERING IMPROVEMENTS FOR THE STORM DRAIN MAINTENANCE DISTRICT NO. 1 (RALEY'S LANDING)

Objective: State law provides for an annual proceeding prior to levying an ongoing assessment. The recommended action is a key step in this proceeding leading to placement of the levy for the Storm Drain Maintenance District No. 1 on the 2024-2025 tax roll. Because staff is not proposing an increase in assessments, this action does not trigger voter approval under Proposition 218.

Recommendation: Staff respectfully recommends that the City Council: (1) Conduct a public hearing; (2) Approve the Storm Drain District No. 1 Report for Fiscal Year 2024-2025 with budget and fee schedule; and (3) Adopt Resolution 24-73 confirming the diagram and assessment and ordering improvements (maintenance) to be made for the Storm Drain Maintenance District No. 1.

9. Finance

PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 24-72 CONFIRMING THE DIAGRAM AND ASSESSMENT AND ORDERING IMPROVEMENTS (MAINTENANCE) TO BE MADE FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 1

Objective: State law provides for an annual proceeding prior to levying an ongoing assessment. The recommended action is a key step in this proceeding leading to placement of the levy for the Landscaping and Lighting District No. 1 on the 2024-25 tax roll. Because staff is not proposing an increase in assessments, this action does not trigger voter approval under Proposition 218.

Recommendation: Staff respectfully recommends that the City Council: (1) conduct a public hearing; (2) Approve the Landscaping & Lighting District No. 1 Report for 2024-2025 with budget and fee schedule; and (3) Adopt Resolution 24-72 confirming diagram and assessment, and ordering improvements (maintenance) to be made for the Landscaping and Lighting District No. 1.

10. Finance

PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 24-80 CERTIFYING INCLUSION OF DELINQUENT CHARGES AND PENALTIES FOR WATER, SEWER AND REFUSE SERVICES ON THE SECURED TAX ROLL IN THE SAME MANNER AS THE GENERAL TAXES AND DIRECTING THAT A LIEN ALSO BE PLACED ON THE SUBJECT PROPERTIES

Objective: he purpose of this report is to provide the City Council with sufficient information to conduct a public hearing regarding the placement of water, sewer and refuse charges on the secured property tax roll and to also authorize the placement of a lien on the subject properties.

Recommendation: Staff respectfully recommends that the City Council: (1) Conduct a public hearing; and (2) Close the public hearing and adopt Resolution 24-80 certifying inclusion of delinquent charges and penalties for water, sewer and refuse services on the secured tax roll in the same manner as the general taxes and directing that a lien also be placed on the subject properties.

11. Fire

PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 24-24 CERTIFYING THE LIST OF WEED ABATEMENT CHARGES, DIRECTING THAT A LIEN BE PLACED ON THE SUBJECT PROPERTIES AND REQUESTING INCLUSION OF THESE CHARGES ON THE SECURED TAX ROLL IN ORDER THAT THEY MAY BE COLLECTED IN THE SAME MANNER AS GENERAL TAXES

Objective: This item requires a public hearing and adoption of a resolution for certifying the list of weed abatement charges and securing the charges against the properties to be placed in the Yolo County Tax Assessor's Roll.

Recommendation: Staff respectfully recommends that the City Council: (1) Open the public hearing to receive public comment on the charges for mandatory weed abatement services initiated by the City; and (2) Adopt Resolution 24-24 certifying the list of weed abatement charges and direct the Yolo County Auditor to add the expenses to the individual tax rolls.

12. City Manager's Office

CONSIDERATION OF RESOLUTION 24-75 APPROVING A RECOMMENDATION TO THE CALIFORNIA ADVISORY COMMITTEE ON GEOGRAPHIC NAMES TO RENAME SQ_ ROAD AND SQ_ COURT PURSUANT TO AB 2022

Objective: This report is to request Council consideration of Resolution 24-75, which would recommend to the California Advisory Committee on Geographic Names that Sq_ Road and Sq_ Court be renamed to Tebti Road and Tebti Court, respectively, in accordance with the suggestion put forward by the Yocha Dehe Wintun Nation.

Recommendation: Staff respectfully recommends that the City Council approve Resolution 24-75, recommending to the California Advisory Committee on Geographic Names that Sq_ Road and Sq_ Court be renamed to Tebti Road and Tebti Court, respectively.

REGULAR AGENDA

13. Finance

WORKSHOP ON FY 2024/25 MIDTERM BUDGET AND CONSIDERATION OF FIRST READING OF ORDINANCE 24-10 REGARDING PROPOSED AMENDMENTS TO TITLE 2 OF THE MUNICIPAL CODE PERTAINING TO CITY COUNCIL COMPENSATION

Objective: This report provides an update on the General Fund for FY 2023/24, presents the proposed Operations and Maintenance (O&M) and Capital Improvement Program (CIP) midterm budget amendments for fiscal year 2024/25 for Council discussion, and seeks City Council consideration of proposed amendments to Title 2, Section 2.04.080 of the Municipal Code pertaining to City Council Compensation, in accordance with California Government Code Section 36516.

Recommendation: Staff respectfully recommends that the City Council: (1) Provide feedback and direction on the proposed midterm budget amendments for FY 2024/25; (2) Waive the first reading and read by title and number only, Ordinance 24-10 amending Title 2 (Administration and Personnel) of the Municipal Code regarding section 2.04.080 pertaining to City Council Compensation; and (3) Inform the audience that second reading and adoption of Ordinance 24-10 is tentatively scheduled for August 7, 2024.

14. City Manager's Office

CONSIDERATION OF APPOINTMENTS TO THE ENHANCED INFRASTRUCTURE FINANCING DISTRICTS PUBLIC FINANCING AUTHORITY (EIFD PFA)

Objective: The objective of this report is to provide the Mayor and members of the City Council with the information needed to conduct the annual appointment of the members of the Enhanced Infrastructure Financing Districts Public Financing Authority (EIFD PFA).

Recommendation: Staff respectfully recommends that the Mayor, subject to approval of the City Council, conduct the annual nomination and appointment of the members of the EIFD PFA.

GENERAL ADMINISTRATION FUNCTION – PART II

15. COUNCIL COMMUNICATIONS / ASSIGNMENTS

- Bikeshare Policy Steering Committee -----Guerrero, Alternate - Early City/County 2x2 -----Guerrero/Orozco, Alternate – Sulpizio Hull
- City/School 2x2 -----Guerrero/Sulpizio Hull, Alternate - Alcalá
- Executive Commission to Address Homelessness -----Sulpizio Hull, Alternate - Orozco
- EIFD Public Financing Authority-----Guerrero, Alcalá, Sulpizio Hull
- League of California Cities ----- Alcalá, Alternate – Sulpizio Hull
- Local Agency Formation Commission ----- Alcalá
- Port District Commission -----Guerrero, Early, Sulpizio Hull

Remote Access Network -----Guerrero
 River City Regional Stadium Financing Authority-----Guerrero, Orozco
 Sacramento Area Council of Governments (SACOG)-----Guerrero; Alternate - Early
 Sacramento Regional County Sanitation District Board -----Orozco; Alternate - Sulpizio Hull
 West Sacramento Area Flood Control Agency JPA-----Alcala; Alternate - Orozco
 Yolo Animal Services Planning Agency JPA-----Guerrero; Alternate – Sulpizio Hull
 Yolo County Housing Authority-----Early, Alternate - Sulpizio Hull
 Yolo Transportation District -----Early, Alternate - Sulpizio Hull
 Yolo Habitat Conservancy-----Sulpizio Hull
 Yolo-Solano Air Quality Management District -----Alcala; Alternate – Sulpizio Hull
 Yolo Subbasin Sustainable Groundwater Agency-----Sulpizio Hull; Alternate - Early

COUNCIL INTERMEDIARY REPRESENTATIVES

Delta Protection Commission -----Vacant; Alternate - Vacant
 New Hope Community Development Corporation-----Early; Alternate - Alcala
 Yolo County Consolidated Redevelopment Successor Agency Oversight Board -----Sulpizio Hull

16. PART II

- A. Council Calendar**
- B. City Manager Report**
- C. City Attorney Report**
- D. Staff Direction from City Council Members**
- E. Future Agenda Item Requests by Council**

Request from Mayor Guerrero to issue a City Council proclamation for the 2024 CFCA Champion River City Tigers at the August 7, 2024 City Council meeting;

- F. Adjourn**

I, Jennifer Cusmir, City Clerk, declare under penalty of perjury that the foregoing agenda for the July 17, 2024 regular and closed session meetings of the West Sacramento City Council, Redevelopment Successor Agency and Financing Authority was posted July 12, 2024 at the rear entrance at City Hall, 1110 West Capitol Avenue, West Sacramento, CA and was available for public review.

 Jennifer Cusmir, City Clerk

NOTE: If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

The agenda and agenda reports are also available on the City's website at www.cityofwestsacramento.org

City Council meetings are broadcast live on Wave Cable Channel 20 and rerun the next day at 12:00 PM and the following Saturday at 6:00 PM.

All public materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are also made available for public inspection on the City's website at: www.cityofwestsacramento.org. Any document provided at the meeting by staff or by the public will be provided by the City Clerk upon request by phone at (916) 617-4500, or by email at: clerk@cityofwestsacramento.org.

If you need assistance to participate in this meeting, including translation support, please contact the City Clerk's Office at 916-617-4500 or clerk@cityofwestsacramento.org. Notifying the City Clerk's Office at least 48 hours prior to the meeting will assist staff in assuring reasonable arrangements can be made to provide accessibility to the meeting. Assisted listening devices are available at this meeting.

Si necesita ayuda para participar en esta reunión o servicios de traducción, comuníquese con la Oficina del Secretario Municipal al 916-617-4500 o clerk@cityofwestsacramento.org. Notificar a la Oficina del Secretario Municipal al menos 48 horas antes de la reunión ayudará al personal a garantizar que se puedan hacer arreglos razonables para proporcionar accesibilidad a la reunión. Los dispositivos de escucha asistida están disponibles en esta reunión.