



Meetings of Sacramento City Council Redevelopment Agency Housing Authority

CITY COUNCIL

Heather Fargo, Mayor
Raymond L. Tretheway III, District 1
Sandy Sheedy, District 2
Steve Cohn, District 3
Robert King Fong, Vice-Mayor, District 4
Lauren Hammond, District 5
Kevin McCarty, District 6
Robbie Waters, District 7
Bonnie Pannell, District 8

Summary

Tuesday, May 9, 2006

City Hall-915 I Street, 1st Floor Council Chamber

Published by the Office of the City Clerk (916) 808-7200

CHARTER OFFICERS

Eileen Teichert, City Attorney
Shirley Concolino, City Clerk
Ray Kerridge, City Manager
Tom Friery, City Treasurer

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting 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.

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).

Speaker slips are located in racks inside the chamber and should be completed and submitted to the 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 Agendas at City Hall as well as offsite meeting locations.

The order of 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 recommendations; 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. Hard copies are available at the Office of the City Clerk. (25 cents per page)

Meetings are broadcast live on Metrocable, Channel 14, AT&T Broadband Cable System and rebroadcast on the Saturday following the date of the meeting. (Check Listings)

Live videostreams and indexed archives of meetings are available via the internet. Visit http://www.cityofsacramento.org/webtech/streaming_video/live_council_meetings.htm .

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.

SUMMARY

Tuesday, May 9, 2006

City Hall – 915 I Street- First Floor Council Chamber

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

Open Session-1:00 p.m.

Roll Call – 1:05 p.m. Mayor Fargo absent.

Read Closed Session Items – Ask for public comment (3 minutes maximum)

Action: None.

Recess to Closed Session – 1:10 p.m.

- A) Pursuant to Government Code section 54956.9(a), for a matter pertaining to pending litigations:
- 1) Adams v. City of Sacramento, Sacramento County Superior Court Case No. 03AS06677; and
 - 2) Weingarten v. City of Sacramento, Sacramento County Superior Court Case No. 05AS03936.
- B) Pursuant to Government Code section 54956.9(c), pertaining to the initiation of litigation. Two potential cases.
- C) Pursuant to Government Code section 54956.9(b), pertaining to threatened litigation. One potential case.

Reconvene to Open Session – 2:00 p.m.

Closed Session Report

Action: None.

The City Attorney shall determine if any actions taken by the City Council or Redevelopment Agency in Closed Session shall require a reporting on those actions as required by Law (Government Code §54957.1 (a) (3) (B)).

Special Presentations/General Communications

- a. Presentation of Schools Phonebook Recycling Awards

Action: G. Harold Duffy presented the award checks.

In addition to those items listed on the agenda, the Mayor may add additional ceremonial matters.

Consent Calendar (Items 1 – 15)

All items listed under Administrative Matters and the Consent Calendar are considered and acted upon by one motion. A member of the legislative body or staff may request an item be removed for separate consideration.

Action: Moved, seconded, carried (Sheedy / Tretheway; Absent – Mayor Fargo) to adopt the Consent Calendar in one motion except as indicated.

1. Approval of Minutes for April 25, 2006

Location: (Citywide)

Recommendation: Approve afternoon and evening City Council, Redevelopment Agency and Housing Authority minutes for April 25, 2006.

Contact: Shirley Concolino, City Clerk, (916) 808-7200, Office of the City Clerk.

Action: Approved recommendation.

2. Agreement: Walt Ueda Parkway Bike Trail Phase I (CIP HB16)

Location: Main Avenue to West El Camino Avenue Bridge (District 1)

Recommendation: Adopt a **Resolution** 1) approving the agreement between the City of Sacramento and Reclamation District 1000 (RD1000) for the development of the bike trail; and 2) authorizing the City Manager to execute the agreement.

Contact: Janet Baker, Park Development Manager, (916) 808-8234, Parks and Recreation Department.

Action: Adopted Resolution No. 2006-304. AG2006-0470

3. Supplemental Agreement: Environmental Consulting for Sacramento Trapshooting Club Site (Continued from 4-18-06)

Location: Sacramento Trapshooting Club, northern terminus of Fulton Avenue (District 2)

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager or his designee to execute Supplement No. 3 to City Agreement 2006-0606 with Baseline Environmental Consulting for additional tasks necessary to complete the remedial investigation of contamination, for site closure at the Sacramento Trapshooting Club; and 2) authorizing the additional expenditure of \$94,685 bringing the total cost to \$295,729.

Contact: Dean Peckham, Senior Project Manager, (916) 808-7063, Economic Development Department.

Action: Adopted Resolution No. 2006-305.

Consent Calendar (continued from previous page)

- 4. Contract: Raley Boulevard Bridge Rehabilitation Project (PN: RO02)**
Location: Raley Boulevard Bridge over Magpie Creek between Ascot Avenue and Main Avenue (District 2)
Recommendation: Adopt a **Resolution** 1) approving plans and specifications; 2) awarding construction contract with Templeton Construction in the amount of \$111,111; and 2) authorizing and directing the City Manager to execute the contract for the rehabilitation project.
Contact: Ricky Chuck, Senior Civil Engineer, (916) 808-5050, Tim Mar, Supervising Engineer, (916) 808-7531, Department of Transportation.
Action: Adopted Resolution No. 2006-306.
- 5. Contract: Sacramento Northern Bikeway Bridge Rehabilitation Project (PN: HB32)**
Location: Sacramento Northern Bikeway Bridge over American River, located east of State Route 160 and west of the Union Pacific Railroad (Districts 1, 2 and 3)
Recommendation: Adopt a **Resolution** 1) approving plans and specifications; 2) transferring \$100,000 (Fund 235 – Transportation Development Act Fund) from the TDA Grant Match Project (PN: HC26) to the rehabilitation project; 3) awarding the construction contract with George Bianchi Construction in the amount of \$179,532; and 4) authorizing the City Manager to execute a contract.
Contact: Ricky Chuck, Senior Civil Engineer, (916) 808-5050, Tim Mar, Supervising Engineer, (916) 808-7531, Department of Transportation.
Action: Adopted Resolution No. 2006-307.
- 6. Purchase Amendment: Procurement of Computer Supplies and Technical Services Through Co-Operative Purchasing Agreements**
Location: (Citywide)
Recommendation: Adopt a **Resolution** amending Resolution 2005-673 authorizing the Procurement Services Manager to increase the previously authorized amount of \$5,825,000 by \$570,000 for a new total amount of \$6,395,000 to purchase computer products and technical services through co-operative purchase agreements during Fiscal Year 2005/06.
Contact: Karl Rosander, Information Technology Manager, (916) 808-8262, Ignacio Estevez, Program Manager, (916) 808-7349, Information Technology Department.
Action: Adopted Resolution No. 2006-308.

Consent Calendar (continued from previous page)

7. Purchase Amendment: Procurement of Computer Supplies and Technical Services Through Sole Source Vendors [2/3 Vote Required]
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding; 2) amending Resolution 2005-673 authorizing the Procurement Services Manager to increase the previously authorized amount of \$1,175,000 by \$125,000 for a new total amount of \$1,300,000 to purchase computer products and technical services from sole source vendors during Fiscal Year 2005/06.

Contact: Karl Rosander, Information Technology Manager, (916) 808-8262, Ignacio Estevez, Program Manager, (916) 808-7349, Information Technology Department.

Action: Adopted Resolution No. 2006-309.

8. Purchase: Access to Sacramento County Justice Information System (CJIS)
Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing a 12-month purchase for access to Sacramento County CJIS in an amount not to exceed \$149,340.

Contact: Michael McCarthy, Captain, (916) 433-0400, Police Department.

Action: Adopted Resolution No. 2006-310

9. Code Enforcement Case Fees and Penalties
Location: (Citywide)

Recommendation: Adopt a **Resolution** placing liens on the properties for unpaid fees and penalties and transmitting the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

Contact: Ron O'Connor, Code Enforcement Manager, (916) 808-8183, Code Enforcement Department.

Action: Adopted Resolution No. 2006-311.

10. Housing Case Fees and Penalties
Location: (Citywide)

Recommendation: Adopt a **Resolution** placing liens on the properties for unpaid fees and penalties and transmitting the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

Contact: Randy Stratton, Chief of Housing and Dangerous Buildings, (916) 808-6497, Housing and Dangerous Buildings Department.

Action: Moved, seconded, carried (Waters / Sheedy; Absent – Mayor Fargo) to adopt Resolution No. 2006-312 as amended.

Consent Calendar (continued from previous page)

11. **(Pass for Publication) Superstores (M04-081)**

Location: (Citywide)

Recommendation: 1) Review an Ordinance repealing Interim Ordinance 2005-013 relating to Special Permits for Superstores; 2) pass for publication of title as required by Sacramento City Charter 32c; and 3) continue to May 16, 2006 for final adoption.

Contact: Joy Patterson, Senior Planner, (916) 808-5607, Development Services Department.

Action: Approved recommendation.

12. **(Pass for Publication) ParkeBridge (P04-212)**

Location: Southeast of Truxel Road and Interstate 80 (District 1)

Recommendation: 1) Review an Ordinance amending and correcting Ordinance 2006-019, and reaffirming approval of the Development Agreement between the City of Sacramento and ParkeBridge, LLC; 2) pass for publication of title as required by Sacramento City Charter 32c; and 3) continue to May 16, 2006 for final adoption.

Contact: David Hung, Associate Planner, (916) 808-5530, Gregory Bitter, Senior Planner, (916) 808-7816, Development Services Department.

Action: Approved recommendation.

13. **Power Inn Area Property and Business Improvement District**

Location: Power Inn Industrial corridor south of Highway 50, comprised of approximately 671 individual parcels and 400 property owners (District 6)

Recommendation: 1) Adopt a **Resolution** of Intention establishing the Power Inn Area Property and Business Improvement District; and 2) setting a public hearing on June 27, 2006 at 2:00 p.m.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967, Mark Griffin, Fiscal Manager, (916) 808-8788, Development Services Department.

Action: Adopted Resolution No. 2006-313.

14. **Arden Way Streetscape Improvements Project (PN: TH06)**

Location: Arden Way between Capital City Freeway and Ethan Way (District 3)

Recommendation: Adopt a **Resolution** 1) establishing a Capital Improvement Project for the streetscape improvement project; 2) transferring funding in the amount of \$174,574 from the 16th Street Streetscape Master Plan Project (PN: TY36) to the streetscape improvement project; and 3) canceling the 16th Street Streetscape Master Plan Project

Contact: Micah Runner, Senior Project Manager, (916) 808-5448, Economic Development Department.

Action: Adopted Resolution No. 2006-314.

Consent Calendar (continued from previous page)

15. **Old Sacramento Maintenance District**

Location: Front and 2nd Streets between I and L Streets (District 1)

Recommendation: Adopt a **Resolution** adopting annual budget and establishing fees for FY 2006/07 for the Old Sacramento Maintenance District.

Contact: Ron Wicky, Program Specialist, (916) 808-5628, Mark Griffin, Fiscal Manager, (916) 808-8788, Development Services Department.

Action: Adopted Resolution No. 2006-315.

Public Hearings (Items 16 – 20)

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

16. **Ung Subdivision (P05-183)** (Noticed on 4-27-06)

Location: 6301 and 6321 Elder Creek Road (District 6)

Recommendation: Withdrawn by Staff.

Contact: Greg Sandlund, Junior Planner, (916) 808-8931, Tom Buford, Senior Planner, (916) 808-7931, Development Services Department.

Action: No public comment. Moved, seconded, carried (Pannell / McCarty; Absent – Mayor Fargo) to withdraw.

17. **Appeal: Florin Road Subdivision (Z05-186)** (Noticed on 4-28-06)

Location: 2730 Florin Road (District 8)

Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** approving the Notice of Decision and Findings of Fact, denying the appeal of the decision of the Planning Commission, thereby, approving the tentative map to subdivide one 2.29 acre parcel into two parcels.

Contact: Sandra Yope, Associate Planner, (916) 808-7158, Joy Patterson, Senior Planner, (916) 808-5607, Development Services Department.

Action: Public comment concerning appellant's request to continue given by Reuben Serna, Ester Carrasco, Ofa Mann, Albert Arcaya, Jennifer Schmidt, Stephen Hopcraft and Sonny Alforque.

Moved, seconded, failed (Hammond/Cohn; Ayes – Cohn, Hammond, McCarty, Fong; Noes – Waters, Pannell, Tretheway, Sheedy; Absent – Mayor Fargo) to consider the appellant's request to continue the item for several weeks.

Public comment given by Jennifer Schmidt, Alberto Arcaya, Susan Gallagher, Reuben Serna, Stephen Hopcraft, Chester Newland, Ester Carrasco, Kathy Kumyoshi. Those who submitted speaker slips but did not speak were: Dean Okimoto, Alex (no last name given), Brian Rivera, Jerry Enomoto, Sonny Alforque and Ofa Mann.

Moved, seconded, carried (Pannell / Waters; Absent – Mayor Fargo) to close the public hearing and adopt Resolution No. 2006-316.

Public Hearings (continued from previous page)

18. **(City Council – Housing Authority) Riverside Commons Apartments** (Published on 4-12-06)

Location: 6206 Riverside Boulevard (District 4)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **City Resolution** a) approving City HOME funds for an Agency loan of \$2,200,000 for the apartments; b) approving a budget transfer of \$2,200,000 from City HOME funds to the apartments; and c) authorizing the Executive Director to execute all necessary documents associated with the transactions; 2) adopt a **Housing Authority Resolution** a) indicating the willingness of the Housing Authority of the City of Sacramento to issue up to \$6,500,000 in tax-exempt mortgage revenue bonds to provide acquisition and construction and permanent financing for the apartments; and b) authorizing the Executive Director to execute all necessary documents associated with the transaction; and 3) adopt a **City Resolution** a) authorizing an application to the California Debt Limit Allocation Committee (CDLAC) for authority to issue the bonds; and b) indicating that the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the proposed acquisition construction, and permanent financing of the project.

Contact: Christine Weichert, Interim Director of Housing Policy and Development, (916) 440-1353, Alan Saunders, Housing Finance Analyst, (916) 440-1399 ext. 1262, Sacramento Housing and Redevelopment Agency.

Action: No public comment. Moved, seconded, carried (Cohn / Pannell; Absent – Mayor Fargo) to close the public hearing and adopt City Resolution No. 2006-317, Housing Authority Resolution 2006-009, and City Resolution No. 2006-318.

19. **(City Council – Redevelopment Agency) Development Agreement: Disposition of Property at 6th and R Streets** (Published on 4-19-06)

Location: 1717 6th Street (District 3)

Recommendation: Conduct a public hearing and upon conclusion adopt a **City Resolution** and **Redevelopment Agency Resolution** 1) authorizing the Executive Director or her designee to execute a Disposition and Development Agreement (DDA) and related documents with SoCap Lofts-Sacramento, LLC to transfer, agency-owned property; and 2) hold a public hearing pursuant to Health and Safety Code 33433.

Contact: Christine Weichert, Director of Development Services, (916) 440-1343, Jim Hare, Program Manager, (916) 440-1313, Sacramento Housing and Redevelopment Agency.

Action: No public comment. Moved, seconded, carried (Tretheway / Cohn; Absent – Mayor Fargo) to close the public hearing and adopt City Resolution No. 2006-319, and Redevelopment Agency Resolution 2006-028.

Public Hearings (continued from previous page)

20. **(City Council – Housing Authority) Valencia Point Apartments** (Published on 4-12-06).

Location: Del Paso Road and Westlake Parkway (District 1)

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **City Resolution** approving a) City Housing Trust Funds for an agency loan of \$1,000,000 for the Valencia Point Apartments; b) approving a budget transfer of \$1,000,000 from City Housing Trust Funds to the apartments; and c) authorizing the Executive Director to execute all necessary documents associated with the transaction; 2) adopt a **Housing Authority Resolution** a) indicating the willingness of the Housing authority of the City of Sacramento to issue up to \$20,000,000 in tax-exempt mortgage revenue bonds to provide construction and permanent financing for the apartments; b) authorizing an application to the California Debt Limit Allocation Committee (CDLAC) for the authority to issue bonds; and c) authorizing the Executive Director to execute all necessary documents associated with the transactions; and 3) adopt a **City Resolution** indicating that the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the proposed acquisition, construction, and permanent financing of the project.

Contact: Christine Weichert, Interim Director of Housing Policy and Development, (916) 440-1343, Steve Lierly, Housing Finance Analyst, (916) 440-1399 ext. 1256, Sacramento Housing and Redevelopment Agency.

Action: No public comment. Moved, seconded, carried (Tretheway / Cohn; Absent – Mayor Fargo) to close the public hearing and adopt City Resolution No. 2006-320, Housing Authority Resolution 2006-010, and City Resolution No. 2006- 321.

Staff Reports (Items 21 – 23)

Staff reports include an oral presentation including those recommending receive and file.

21. **(City Council – Redevelopment Agency) 2006 Oak Park Weed and Seed Grant Application [To Be Delivered]**

Location: Y Street on the north, City limits on the south, Highway 99 on the west, and Stockton Boulevard on the east (District 5)

Recommendation: 1) Adopt a **City Resolution** accepting and authorizing the submission of the 5-Year Oak Park Weed and Seed Grant application to the United States Department of Justice; and 2) adopt a **Redevelopment Agency Resolution** a) authorizing the Executive Director of the Redevelopment Agency or her designee to appropriate \$30,000 for redevelopment funds to the Weed and Seed project; and b) authorizing the Agency to enter into a contract with NeighborWorks HomeOwnership Center, Sacramento Region to provide services and support for the strategy development work for the Oak Park Weed and Seed project prior to receiving grant funding support from the Department of Justice.

Contact: Tim Quintero, Area Director, (916) 808-2346, Neighborhood Services; Albert Najera, Chief, (916) 808-0800, Police Department; Anne Moore, Executive Director, (916) 440-1311, Sacramento Housing and Redevelopment Agency.

Staff Reports (continued from previous page)

Action: No public comment. Moved, seconded, carried (Hammond / McCarty; Absent – Mayor Fargo) to close the public hearing and adopt City Resolution No. 2006-322, and Redevelopment Agency Resolution 2006-029.

22. **Agreement: Video Surveillance Project Phase I**

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) approving Kimley-Horn and Associates, Inc., to provide project management services for the project; and 2) authorizing the City Manager to execute an agreement with Kimley-Horn Associates, Inc., for the project in an amount not to exceed \$128,240.

Contact: Darrell Fong, Police Captain, (916) 566-2474, Police Department.

Action: Moved, seconded, carried (Tretheway / Cohn; Absent – Mayor Fargo) to adopt Resolution 2006-323. **AG2006-0471**

23. **North Natomas Transportation Management Association (TMA) and TMA Community Facilities District (CFD) 2005 Annual Report**

Location: North Natomas (District 1)

Recommendation: Receive and file.

Contact: Scot Mende, New Growth Manager, (916) 808-4756, Carol Shearly, Director of Planning, (916) 808-5893, Development Services Department.

Action: Received and filed.

Information Reports (Items 24 and 25)

These items are for information only and are not eligible for action at this time.

24. **Notification of Final Map and Subdivision Improvement Agreement for the Village at Washington Park (P05-017)**

Location: South side of D Street between 16th and 18th Streets

Recommendation: Receive and file.

Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Development Services Department.

Action: Received and filed.

25. **Community Racial Profiling Commission Quarterly Report for January – March 2006**

Location: (Citywide)

Recommendation: Receive and file.

Contact: James Maccoun, Lieutenant, (916) 433-0850, Police Department.

Action: Received and filed.

Public Comments- Matters Not on the Agenda

- a. None.

Council Comments-Ideas, Questions and Meeting/Conference Reports

- a. None.

Recess – 5:43 p.m.

Reconvene –7:00 p.m.

Roll Call- 7:08 p.m. Mayor Fargo absent.

Pledge of Allegiance- led by Raymond Tretheway.

Special Presentations/General Communications

Action: None

Public Hearings (Item 26)

26. **FY2006/2007 Proposed Budget Overview** (Noticed on 5-3-06)

Location: (Citywide)

Recommendation: Intent motion to approve the FY2006/07 proposed operating budget.

Contact: Leyne Milstein, (916) 808-8491, Office of the City Manager and Finance Department.

Action: No public comment. Moved, seconded, carried (Tretheway / Cohn; Absent – Mayor Fargo) to close the public hearing and approve recommendation.

Staff Reports (Item 27)

27. **Central City Parking Master Plan**

Location: Area bounded by Broadway, Sacramento River, American River and Alhambra Boulevard (Districts 1, 3 and 4)

Recommendation: Approve an interim surface parking lot policy and direct staff to 1) proceed with implementation of the policy including proposed revisions to policy documents and ordinances; and 2) report back on interim policy by end of 2007.

Contact: Fran Halbakken, Planning and Policy Manager, (916) 808-7194, Transportation Department.

Action: Withdrawn by staff.

Public Comments- Matters Not on the Agenda

- a. Joe Braberman – public voting devices and distribution of information

Council Comments-Ideas, Questions and Meeting/Conference Reports

- a. Report Backs.
 - 1. Sheedy – regulations for tot lots to be solely used by children; 911 and PD staffing issues
 - 2. Cohn – as part of budget hearings requested that form based code efforts be reported on and asked staff to be prepared to discuss a pilot program.

Adjourned – 8:07 p.m.