



**Meetings of Sacramento  
City Council  
Redevelopment Agency  
Housing Authority  
Financing Authority**

# **DRAFT Minutes**

**Tuesday, June 16, 2009**

**City Hall-915 I Street, 1<sup>st</sup> Floor Council Chamber**

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

## **CITY COUNCIL**

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

## **CHARTER OFFICERS**

Eileen Teichert, City Attorney  
Shirley Concolino, City Clerk  
Ray Kerridge, City Manager  
Russ Fehr, City Treasurer

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## **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.

**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 available on the City's Website and located in racks inside the chamber and should be completed and submitted to the Assistant City Clerk.**

*Government Code 54950* (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas 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 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 and all written material received is available at the meeting for public review.

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# DRAFT MINUTES

**Tuesday, June 16, 2009**

**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 - 6:00 p.m.

**Roll Call** - Regular session called to order by Mayor Kevin Johnson at 6:30 p.m. Tuesday, June 16, 2009 at the Sacramento City Hall Council Chamber.

**Members Present:** Members Steve Cohn, Robert King Fong, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson

**Pledge of Allegiance** - led by Member McCarty

**Closed Session Report** - None.

## **Special Presentations/General Communications**

a. **Sacramento's 8<sup>th</sup> Annual Juneteenth "A Celebration of Freedom" Weekend**

**Action:** Resolution presented by Member Hammond

## Public Comments-Matters Not on the Agenda – None.

## Consent Calendar (Items 1 – 20) **Estimated Time: 5 minutes**

**Action:** Moved/Seconded: Member Robbie Waters/Member Lauren Hammond

**Yes:** Members Steve Cohn, Robert King Fong, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson.

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

### 1. **(City Council/Financing Authority/Housing Authority/Redevelopment Agency) Approval of Minutes for June 2, 2009**

**Location:** (Citywide)

**Action:** Approved the City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for June 2, 2009.

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

**2. Confirmation of Board and Commission Appointment**

**Location:** (Citywide)

**Action:** Confirmed the board/commission appointment to the Transportation Programming Guide Community Advisory Committee – F. Jordan Lang (Category C).

**Contact:** Stephanie Mizuno, (916) 808-7200. Assistant City Clerk, Office of the City Clerk.

**3. (Redevelopment Agency) Allocation of Redevelopment Funds to the Franklin Boulevard Streetscape, Commercial Revitalization Program and Fruitridge Road Development Concepts Project**

**Location:** Franklin Boulevard Redevelopment Area (District 5)

**Action:** Adopted (1) **Redevelopment Agency Resolution No. 2009-037** authorizing the Executive Director or her designee to: 1) amend the Agency budget to transfer: a) \$1,050,000 for Franklin Boulevard Streetscape Phase III Design Improvements (County); b) \$300,000 for the Commercial Revitalization program with Franklin Boulevard tax increment funds; c) \$35,000 for 3331 Fruitridge Road development concepts; 2) execute an agreement with the County of Sacramento for Franklin Blvd. Streetscape Improvements Phase III in the amount not to exceed \$1,050,000; 3) execute an agreement with consultant KTG Y not to exceed \$35,000 to prepare development concepts for 3331 Fruitridge Road, and 4) approve findings and environmental actions; (2) adopted **City Council Resolution No. 2009-409** approving California Redevelopment Law 33445 findings.

**Contact:** Chris Pahule, Assistant Director, Housing and Community Development, (916) 440-1350, Lisa Bates, Deputy Executive Director, (916) 440-1316, Sacramento Housing and Redevelopment Agency.

**4. Agreement: Provision of Legal Services to the Sacramento Public Library Authority**

**Location:** (Citywide)

**Action:** Adopted **Resolution No. 2009-381** 1) authorizing the City Attorney's Office to execute a Memorandum of Understanding with the Sacramento Public Authority for legal services in FY2009/10; and 2) authorizing the City Manager or the City Manager's designee to establish revenue and expenditure budgets in the amount of \$50,400 within the City Attorney's FY2009/10 Fund operating budget.

**Contact:** Eileen Teichert, City Attorney, (916) 808-5346, Matthew Ruyak, Supervising Deputy City Attorney, (916) 808-3546, Office of the City Attorney.

**5. Agreement: Natomas Joint Vision Plan**

**Location:** Unincorporated portion of the Natomas Basin within Sacramento County (District 1)

**Action:** Adopted **Resolution No. 2009-382** authorizing the City Manager to execute an agreement with Sacramento County for reimbursement of the City for consultant and staff costs incurred for preparation of the Natomas Joint Vision Visioning Plan.

**Contact:** Scot Mende, New Growth Manager, (916) 808-4756, David Kwong, Planning Director, (916) 808-2691, Community Development Department.

**6. Ben Ali and Hagginwood Strategic Neighborhood Action Plans (SNAPs)**

**Location:** (District 3)

**Action:** Moved/Seconded: Member Steve Cohn/Member Robbie Waters

**Yes:** Members Steve Cohn, Robert King Fong, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson

Removed from Consent Calendar. Public comment heard from Verlene Castaleno. Motion **passed** to adopt **Resolution No. 2009-383** accepting and implementing the Ben Ali and Hagginwood Strategic Neighborhood Action Plans.

**Contact:** Andrea Koch, Assistant Planner, (916) 808-1943, Erik deKok, Senior Planner, (916) 808-2022, Community Development Department.

**7. Agreement: Collection Services on Delinquent City Accounts [2/3 Vote Required]**

**Location:** (Citywide)

**Action:** Adopted **Resolution No. 2009-384** 1) suspending competitive bidding in the best interest of the City and authorizing the City Manager or his designee to execute a one-year, Non-Professional Services Agreement with Financial Credit Network (FCN), Inc., for continued collection services on delinquent City accounts; and 2) ratifying past expenditures of \$272,224, which are the total commissions indirectly paid to FCN for City accounts receivable it collected between December 1, 2003 to the present, following the expiration of City Agreements No. 95-228 and 95-228-1.

**Contact:** Brad Wasson, Revenue Manager, (916) 808-5884, Finance Department.

**8. Annual Proceedings Fiscal Year 2009/10: North Franklin Property and Improvement District**

**Location:** North Franklin Commercial Corridor and is comprised of approximately 137 individual parcels (District 5)

**Action:** Adopted **Resolution No. 2009-385** adopting the North Franklin PBID Annual Budget, and Levying Assessment.

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

**9. Annual Proceedings Fiscal Year 2009/10: Stockton Boulevard Property and Business Improvement District (PBID)**

**Location:** Includes approximately 262 individual parcels and 194 property owners (Districts 5 and 6)

**Action:** Adopted **Resolution No. 2009-386** adopting the Stockton Boulevard PBID annual budget and levying assessment.

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

- 10. Fiscal Year 2009/10 Annual Report : Neighborhood Water Quality District**  
**Location:** Includes five separate subdivisions, Buena Park, Meadowview Estates, Steamboat Bend, Sheldon 20 and Hampton Station (District 8)  
**Action:** Adopted **Resolution No. 2009-387** adopting the Neighborhood Water Quality District annual budget and levy assessment.  
**Contact:** Salina Cheung, Program Specialist, (916) 808-5236; Mark Griffin, Fiscal Manager, (916) 808-8788, Finance Department.
- 11. Fiscal Year 2009/10 Annual Report: 12<sup>th</sup> Street Maintenance District No. 2008-02**  
**Location:** 12<sup>th</sup> Street between C and I Streets (Districts 1 and 3)  
**Action:** Adopted **Resolution No. 2009-388** adopting the 12<sup>th</sup> Street Maintenance District No. 2008-02 annual budget and establishing the service fees.  
**Contact:** Salina Cheung, Program Specialist, (916) 808-5236, Mark Griffin, Fiscal Manager, (916) 808-8788, Finance Department.
- 12. Fiscal Year 2009/10 Annual Report: Willowcreek Maintenance Assessment District**  
**Location:** West of Natomas Main Drain and south of I-80 (District 1)  
**Action:** Adopted **Resolution No. 2009-389** adopting the Willowcreek Maintenance Assessment District annual budget and levy assessment.  
**Contact:** Salina Cheung, Program Specialist, (916) 808-5236, Mark Griffin, Fiscal Manager (916) 808-8788, Finance Department.
- 13. Fiscal Year 2009/10 Business Improvement Areas (BIAs)**  
**Location:** (Districts 1, 2, 5, and 6)  
**Action:** Adopted 1) **Resolution No. 2009-390** approving the Del Paso BIA annual budget; 2) **Resolution No. 2009-391** approving the Downtown Plaza BIA annual budget; 3) **Resolution No. 2009-392** approving the Franklin Boulevard BIA annual budget; 4) **Resolution No. 2009-393** approving the Old Sacramento BIA annual budget; and 5) **Resolution No. 2009-394** approving the Stockton Boulevard BIA annual budget.  
**Contact:** Brad Wasson, Revenue Manager, (916) 808-5724, Finance Department.
- 14. North Natomas Library Appropriation Adjustments (B13000700)**  
**Location:** (District 1)  
**Action:** Adopted **Resolution No. 2009-395** revising existing appropriations for the North Natomas Library.  
**Contact:** Mark Griffin, Fiscal Manager, (916) 808-8788, Leyne Milstein, Director, 808-8491, Finance Department.

15. **Agreement: Sutter Business Improvement Area**  
**Location:** (District 3)  
**Action:** Adopted 1) **Resolution No. 2009-396** approving an agreement with the Midtown Business Association to administer the Sutter Business Improvement Area funds and appointing the Midtown Business Association as the Advisory Board; 2) **Resolution No. 2009-397** approving the FY2009/10 Sutter Business Improvement Area budget.  
**Contact:** Brad Wasson, Revenue Manager, (916) 808-5724, Finance Department
16. **Contracts: Vehicle and Equipment Repairs and Services**  
**Location:** (Citywide)  
**Action:** Adopted **Resolution No. 2009-398** 1) awarding three year contracts for vehicle and equipment repairs and services to a) Reliable Mobile Fleet Service and Repair, Inc. in an amount not to exceed \$371,856 for the three year period; b) Howard and Son Truck Service in an amount not to exceed \$267,714 for the three year period; and 2) authorizing the City Manager or the City Manager's designee to execute the contracts provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s).  
**Contact:** Keith Leech, Fleet Manager, (916) 808-5869, General Services Department.
17. **Purchase/Cooperative Agreement: Citywide Office Supplies**  
**Location:** (Citywide)  
**Action:** Adopted **Resolution No. 2009-399** 1) approving the use of County of San Diego cooperative purchasing agreement (reference no. 519042) with Staples, Inc. for the purchase of office supplies in an amount not to exceed \$1.3 million each year through June 30, 2012; and 2) authorizing the City Manager or the City Manager's designee to execute purchase orders provided that sufficient funds are available in the budgets adopted for the applicable fiscal years.  
**Contact:** Chris Stewart, Procurement Services Manager, (916) 808-6240, Sonny Eboigbe, Procurement Analyst, (916) 808-7432, General Services Department.
18. **Oak Park Neighborhood Traffic Management Program Project (S15071140 and T15088403)**  
**Location:** Generally bounded by Y Street on the north, Stockton Boulevard on the east, Broadway on the south and 37<sup>th</sup> Street on the west (District 5)  
**Action:** Moved/Seconded: Member Robbie Waters/Member Lauren Hammond  
**Yes:** Members Steve Cohn, Robert King Fong, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway and Robbie Waters.  
**Recused:** Mayor Kevin Johnson  
**A motion passed** to adopt **Resolution No. 2009-400** approving the Oak Park Neighborhood Traffic Management Plan (NTMP) Project - Phase 1 Traffic Calming Plan.  
**Contact:** Debb Newton, Program Analyst, (916) 808-6739; Angie Louie, Senior Engineer, (916) 808-7921, Transportation Department.

**19. Contract: Main Avenue / Del Paso Road Water Transmission Main Project – Blackrock Drive to Rio Linda Blvd. (Z14005600)**

**Location:** Main Avenue / Del Paso Road from Black Rock Drive to Rio Linda Boulevard (Districts 1 and 2)

**Action:** Adopted **Resolution No. 2009-401** 1) adopting the Mitigated Negative Declaration and Mitigation Reporting Plan; 2) approving the contract plans and specifications; and 3) awarding the contract to A Techert & Son Inc. DBA Teichert Construction to construct a new water main that will provide a more reliable water system for the North Natomas area for an amount not-to-exceed \$ 2,975,286.47.

**Contact:** David L. Brent, Engineering Services Manager, Dan Sherry, Supervising Engineer, (916) 808-1420, Utilities Department.

**20. Consent to Assignment: BLT Enterprises of Sacramento, LLC**

**Location:** (Citywide)

**Action:** Adopted **Resolution No. 2009-402** authorizing the City Manager or designee to execute the Consent to Assignment of City Agreement No. 98-131 and City Agreement No. 2007-1285 with BLT Enterprises of Sacramento, Inc. to BLT Enterprises of Sacramento, LLC provided the City receives an executed Guaranty Agreement from BLT Enterprises of Oxnard in the same form as the Guaranty Agreement on file in the Office of the City Clerk and the Consent is approved as to form by the City Attorney.

**Contact:** Marty Strauss, Integrated Waste Planning Superintendent, (916) 808-4934, Edison Hicks, Integrated Waste General Manager, (916) 808-4949, Utilities Department.

**Public Hearings (Items 21 - 23)**

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

**21. Estimated Time: 15 minutes**

**Appeal: Mueller Pet Hospital Signage (P09-004)** (Noticed on 6-5-09)

**Location:** South of the intersection of Freeport Blvd. and Mack Road and the east side of Freeport Blvd (District 8)

**Action:** Moved/Seconded: Member Pannell/Member Sheedy

**Yes:** Members Steve Cohn, Robert King Fong, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway and Robbie Waters.

**Absent:** Mayor Kevin Johnson

Conducted a public hearing with public comment heard from appellanat/applicant Dr. Ken Skank and upon conclusion a motion **passed** to adopt 1) **Resolution No. 2009-403** approving the CEQA Categorical Exemption; 2) **Resolution No. 2009-404** approving a variance to increase the number of signs allowed and a Plan Review Major Modification to increase the height of a monument sign to 18 feet for a veterinarian clinic in the Shopping Center (SC) zone within the South Sacramento Community Plan area.

**Contact:** Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590, Greg Bitter, Principal Planner, (916) 808-7816, Community Development Department.

22. **Estimated Time: 10 minutes**  
**Temporary Street Closure of the Alleyway Bounded by Yreka Avenue, Florin Road, 24<sup>th</sup> and 25<sup>th</sup> Streets; Temporary Closure Proceeding No. TSC 09-02**  
(Noticed on 6-3-09)  
**Location:** Between Yreka Avenue, Florin Road, 24<sup>th</sup> and 25<sup>th</sup> Streets (District 5)  
**Action:** Moved/Seconded: Member Hammond/Member Pannell  
**Yes:** Members Steve Cohn, Robert King Fong, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson  
Conducted a public hearing and upon conclusion a motion **passed** to adopt **Resolution No. 2009-405** authorizing the temporary closure of the subject alleyway.  
**Contact:** Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Thomas Adams, Engineering Technician, (916) 808-7929, Transportation Department.
23. **Estimated Time: 1 hour**  
**Adoption of the Fiscal Year 2009/10 Operating and Capital Improvement Program (CIP) Budgets**  
**Location:** (Citywide)  
**Action:** Moved/Seconded: Member Tretheway/Member McCarty  
**Yes:** Members Steve Cohn, Robert King Fong, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson  
Conducted a public hearing with public comment heard from Lisa Kaplan, Scott Rose, Rick Stevenson, Craig Powell, Joe Guerrero, Brandon Doughty, Berle Beliz, Matt Traverso, Terry Grimes, Debbie Schatz, April Meszaros and Kelly Mishell and upon conclusion a motion **passed** to adopt **Resolution No. 2009-406 as amended** approving the FY2009/10 City of Sacramento Operating and CIP budgets.  
**Contact:** Leyne Milstein, Director of Finance, (916) 808-8491, Dawn Holm, Principal Management Analyst, (916) 808-5574, Finance Department.

#### **Discussion Calendar/Staff Reports (Items 24 and 25)**

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

24. **Estimated Time: 30 minutes**  
**(Pass for Publication) Ordinance: Creation of Office of the City Auditor; and Creation of an Audit Committee**  
**Location:** (Citywide)  
**Action:** Moved/Seconded: Member Cohn/Member Sheedy  
**Yes:** Members Steve Cohn, Robert King Fong, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway and Robbie Waters.  
**No:** Mayor Kevin Johnson  
Motion **passed** to 1) Review an Ordinance adding Chapter 2.18 to the Sacramento City Code relating to the creation of an Office of the City Auditor; 2) pass for publication the Ordinance title as required by Sacramento City Charter section 32(c), to

be adopted June 23, 2009; and 3) adopt **Resolution No. 2009-407** establishing an Audit Committee.

**Contact:** Eileen Teichert, City Attorney, (916) 808-5346, Matthew Ruyak, Supervising Deputy City Attorney, 808-5346, Office of the City Attorney.

**25. Estimated Time: 20 minutes**  
**Neighborhood Stabilization Program**

**Location:** Target Areas throughout the City

**Action:** Moved/Seconded: Member McCarty/Member Fong

**Yes:** Members Steve Cohn, Robert King Fong, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson

Public comment given by Maurice Reed, Sandra Hamameh, Ken Cross, Pam Canada and Rose Cade and upon conclusion a motion **passed** to adopt **City Resolution No. 2009-408** a) authorizing the Sacramento Housing and Redevelopment Agency (SHRA) to modify the Neighborhood Stabilization Program's (NSP) Property Recycling Program Guidelines; b) authorizing the City Manager and SHRA to execute agreements and contracts with the appropriate entities to carry out the proposed modifications to the NSP; c) authorizing SHRA to establish and implement the proposed modifications to the Property Recycling Program Guidelines to undertake NSP activities; d) authorizing SHRA to purchase foreclosed properties from lenders and to take actions necessary to hold and maintain the properties in preparation for resale and/or rehabilitation in accordance with the NSP and proposed modifications to the Property Recycling Program; e) authorizing SHRA to release a Request for Qualifications for the rehabilitation and resale of foreclosed properties purchased through the Property Recycling Program; and f) authorizing SHRA to convene a selection committee to review the qualifications and proposals and provide a recommendation on the selection of qualified builders to participate in the rehabilitation and resale of foreclosed properties

**Contact:** Lisa Bates, Deputy Executive Director, (916) 440-1319, Chris Pahule, Assistant Director, (916) 440-1350, Sacramento Housing and Redevelopment Agency.

**Council Comments-Ideas, Questions and Meeting/Conference Reports** – None.

**Adjournment** – at 8:35 p.m. in memory of George Tsakopoulos.