



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

DRAFT Minutes

Tuesday, March 9, 2010

City Hall-915 I Street, 1st 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, District 5
Kevin McCarty, District 6
Robbie Waters, Vice Mayor, District 7
Bonnie Pannell, District 8

CHARTER OFFICERS

Eileen Teichert, City Attorney
Shirley Concolino, City Clerk
Gus Vina, Acting City Manager
Russ Fehr, City Treasurer

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 Actions; 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, March 9, 2010

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.

Regular session called to order by Mayor Kevin Johnson at 6:01p.m. Tuesday, March 9, 2010 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 Youth Commissioner Julian Nagler.

Closed Session Report – None.

Special Presentations/General Communications

a. **Youth of the Month**

Action: Presented to Matthew Puliz.

b. **Recognition of City Manager Ray Kerridge**

Action: Presented by Member Robbie Waters to Ray Kerridge.

Public Comments-Matters Not on the Agenda (2 minutes per speaker)

[Actual Total Time- 30 minutes]

1. Lower American River Parkway Cleanup
 - a. Mary Tappel
2. Senior Issues at Senior Centers
 - a. Bill Grant
3. Witness Intimidation
 - a. Henry Harry
4. Safeground
 - a. Tracie Rice-Bailey
5. Judicial System
 - a. Marlene Murphy
6. SHRA Issues
 - a. Ron Emslie
7. Sidewalk Vendor Permits
 - a. Gee Green
8. Light Rail Hours of Operation
 - a. Jessie Brandon

Consent Calendar (Items 1 - 10) Estimated Time: 5 minutes

[Actual Total Time- 9 minutes]

Action: Moved/Seconded: Member Robbie Waters/Member Ray Tretheway

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 February 23, 2010.

Location: (Citywide)

Action: Approved the City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for February 23, 2010.

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

2. Agreement: Operations & Maintenance Jibboom Street Power Station Site

Location: River District (District 1)

Action: Adopted **Resolution No. 2010-118** approving the Operations and Maintenance Agreement with the Department of Toxic Substance Control for the environmental remediation system at the Jibboom Street Power Station site.

Contact: Rachel Hazlewood, Senior Project Manager, (916) 808-8645, Barbara Collins, Department of Parks and Recreation, (916) 808-1956, Economic Development Department. V

3. Sacramento Municipal Utility District (SMUD) System Enhancement Program

Location: (Citywide)

Action: Adopted **Resolution No. 2010-119** 1) approving the SMUD System Enhancement Program priority selection criteria; 2) approving the scored and ranked project list; 3) directing staff to submit applications to the SMUD System Enhancement Program for the top two ranked projects; 4) directing staff to prepare feasibility studies, cost estimates and identify funding for the third highest ranked project and return to Council to establish Capital Improvement Program Projects for the preliminary engineering phase of the project; and, 5) directing staff to identify funding for the development of the fourth highest ranked project and, if the SMUD funding can be completed by May 2010, return to Council to establish Capital Improvement Program Projects for the preliminary engineering phase of the project (if the project will not be completed by May 2010, the next project will be considered).

Contact: Diana Sasser, Project Manager, (916) 808-5519; Jim Rinehart, Economic Development Director, (916) 808-5054, Economic Development Department.

- 4. Grant Funding: Cities of Service Leadership Project (G01000100)**
Location: (Citywide)
Action: Adopted **Resolution No. 2010-120** 1) authorizing the City Manager, or designee, to accept, on behalf of the City of Sacramento, \$200,000, in grant funding from the Rockefeller Foundation; 2) authorizing the City Manager, or designee, to establish the project; 3) authorizing the City Manager, or designee, to establish a \$200,000 revenue and expenditure budget in G01000100); and 4) increasing the Mayor/Council staffing by one Full Time Equivalent (FTE).
Contact: Leyne Milstein, Director of Finance Department, (916) 808-8491, Finance Department.
- 5. Hagginwood Community Park Synthetic Turf Soccer Field – Design Build Project [2/3 Vote Required]**
Location: 3271 Marysville Boulevard (District 2)
Action: Adopted **Resolution No. 2010-121** 1) suspending competitive bidding for the project in the best interests of the City; and 2) authorizing the City Manager or City Manager’s designee to issue a request for proposals to select a design-build consultant/contractor for the project
Contact: Gary Hyden, Supervising Landscape Architect, (916) 808-1949, J.P Tindell, Park Planning and Development Manager, (916) 808-1955, Parks and Recreation Department.
- 6. R Street Improvements Project**
Location: R Street, from 8th Street to 13th Street (District 4)
Action: Adopted **Resolution No. 2010-122** modifying parking restrictions on R Street, from 8th Street to 13th Street.
Contact: Dean Fujimoto, Operations General Supervisor, (916) 808-5579, Transportation Department.
- 7. Agreement: Downtown Plaza Parking Management**
Location: (District 1)
Action: Adopted **Resolution No. 2010-123** authorizing the City Manager to execute an agreement with Ampco System Parking for the management and operation of the Downtown Plaza parking facilities for a term of five years beginning April 1, 2010 and ending March 31, 2015.
Contact: Matt Eierman, Operations General Supervisor, (916) 808-5849, Transportation Department.
- 8. (City Council/Redevelopment Agency) Fred Mayes Jewelers’ Street Clock Restoration Project**
Location: 1006 J Street (District 1)
Action: Moved/Seconded: Member Ray Tretheway/Member Bonnie Pannell
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 for public comment. Public comment heard from Fred Mayes and a motion **passed** to adopt 1) **City Resolution No. 2010-124** a) modifying the Historic Places Grant Program to provide funding for repair of the Fred Mayes Jewelers' Street Clock; b) accepting the Agency's Transfer of Merged Downtown Redevelopment Project Area Funds for repair of the project and approving an Individual Project Agreement with the Agency; c) establishing a Capital Improvement Program (CIP) for the project (T1510100); d) authorizing the City Manager, or designee, to establish the necessary revenue and expense budgets to implement the \$24,000 project (T15105100): \$12,000 – Historic Places Fund (2024); \$6,000 – Tax Increment Fund (3701); and \$6,000 – CDBG Fund (2700) (at such time as that is approved by the Redevelopment Agency) for the project; e) accepting the gift of the Fred Mayes Jewelers' Street Clock from Faye Mayes and any residual ownership interests from the Yee Moo Kai Association; and f) recognizing the volunteer efforts and contributions of Greig Best, the National Association of Watch and Clock Collectors and the Downtown Sacramento Partnership for the Restoration of the Mayes Jewelers' Street Clock; and 2) **Redevelopment Agency Resolution No. 2010-012** a) amending Agency Budget, approving allocation of Merged Downtown Redevelopment Project Area Funds for the project; and b) approving an Individual Project Agreement with the City.

Contact: Roberta Deering, Senior Planner for Historic Preservation, (916) 808-8259, Community Development Department, Leslie Fritzsche, Downtown Redevelopment Manager, (916) 808-5450, Economic Development Department, Nicholas Theocharides, Engineering Manager (916) 808-5065, Transportation Department.

9. Community Center Theater Renovation (M17100100) Authorization to use Design-Assist Project Delivery Method (Two-Thirds Vote Required)

Location: 1301 L Street (District 1)

Action: Moved/Seconded: Member Sheedy/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.

Removed from consent by Member Sandy Sheedy. A motion passed to adopt **Resolution No. 2010-125** 1) suspending competitive bidding for the construction of the Community Center Theater Renovation Project as it is in the best interests of the City; and 2) approving the Design Assist delivery method for this project.

Contact: Tina McCarty, Administrative Officer, Sacramento Convention Center Complex, (916) 808-8220. Judy Goldbar, Sacramento Convention Center General Manager (916) 808-5630, Convention, Culture and Leisure Department, Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

10. **(City Council/Redevelopment Agency/Housing Authority) 626/630 I Street Rehabilitation Project**

Location: 626/630 I Street (District 1)

Action: Adopted 1) **City Resolution No. 2010-126** a) authorizing the Sacramento Housing Redevelopment Agency to amend the Agency budget and defund \$3.2 million in Home Investment Partnership Program (HOME) funds previously allocated to the 626 I Street Modernization Project and reallocate those funds to the HOME Multifamily Housing Loan Funds, b) authorizing the Sacramento Housing and Redevelopment Agency to accept \$500,000 of Community Development Block Grant (CDBG) funding for the 626/630 I Street Project as approved in the CDBG 2010 Mid-Year Action Plan amendment and up to \$1 million should the CDBG 2010 entitlement be increased by HUD; 2) **Redevelopment Agency Resolution No. 2010-013** authorizing the Executive Director to: a) defund \$3.2 million in Downtown Tax Exempt Housing Set-Aside funding (TI) from the SRO Residential Hotel Project b) amend the Agency budget to appropriate \$3.2 million in Downtown Tax Exempt Housing Set-Aside (TI) funds for the 626/630 I Street Rehabilitation Project c) approve a conditional grant comprised of \$3.2 million Tax Increment Housing Set Aside funds for the 626/630 I Street Project; and d) execute an Owner Participation Agreement (OPA) with the Housing Authority of the City of Sacramento for the 626/630 I Street Project; and 3) **Housing Authority Resolution No. 2010-002** a) authorizing the Executive Director or her designee to amend the Housing Authority budget to accept and expend the award of \$10,000,000 under the American Recovery Reinvestment Act (ARRA) Capital Funds Recovery Competition (CFRC) Grant for Public Housing Agencies (PHA) for the 626/630 I Street Project, b) authorizing the Executive Director or her designee to amend the Housing Authority budget to accept and expend up to \$4,200,000 in conditional grant funds to be used for the 626/630 I Street Project, c) authorizing the Executive Director or her designee to accept an OPA for up to \$4,200,000 Conditional Grant and related documents for this project, d) authorizing the Executive Director or her designee to issue a request for Qualifications for a General Contractor to provide pre –construction, construction, construction management services . for the rehabilitation and modernization of the 626/630 I Street Project; e) authorizing the Executive Director to award a construction contract to the selected General Contractor, f) authorizing the Executive Director or her designee to approve cost savings, if any, to be applied to other priority capital needs identified in the 2009 Kitchell Capital Needs Assessment; and g) authorizing the Executive Director to execute all necessary agreements and contracts to carry out the recommended activities in a form approved by Agency Counsel

Contact: Nick Chhotu, Assistant Director of Public Housing, (916) 440-1334, Cecette Hawkins, Management Analyst, (916) 449-6218, Sacramento Housing and Redevelopment Agency.

Public Hearings (Item 11)

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

11. **Estimated Time: 10 minutes** [Actual Total Time- 30 minutes]
Natomas Basin Habitat Conservation Plan Fee (Noticed on 1-29-10 and 2-5-10)
Location: North and South Natomas, (District 1)
Action: Moved/Seconded: Member Tretheway/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.

Conducted a public hearing with comment heard from Congressman Doug Ose and upon conclusion a motion **passed** to adopt **Resolution No. 2010-127** adjusting the amount of the Natomas Basin Habitat Conservation Plan (HCP) fee, to be effective in 60 days.

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

Discussion Calendar/Staff Reports (Items 12 - 13)

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

12. **Estimated Time: 5 minutes** [Actual Total Time- 20 minutes]
California Children's Outdoor Bill of Rights and the National Recreation and Park Association National Environmental Stewardship Ethic
Location: (Citywide)
Action: Moved/Seconded: Member Tretheway/Mayor Johnson
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 **Resolution No. 2010-128** 1) endorsing "The California Children's Outdoor Bill of Rights" and the National Recreation and Park Association (NRPA) National Environmental Stewardship Ethic; and 2) directing staff to develop an implementation plan, with the Sacramento Youth Commission, for "The California Children's Outdoor Bill of Rights" with direction given to plant a tree

Contact: J.P. Tindell, Park Planning and Development Manager, (916) 808-1955, Parks and Recreation Department.

13. **Estimated Time: 20 minutes** [Actual Total Time- 15 minutes]
(City Council/ Redevelopment Agency) Mid-Year Update to the 2010 One-Year Action Plan Community Development Block Grant (CDBG) Program, Housing Opportunities for Persons with AIDS (HOPWA) Program, Amendment to The Neighborhood Stabilization Program (NSP), Amendment to the Sacramento Housing and Redevelopment Agency (SHRA) Budget, and Acquisition of Properties at Morrison Creek Estates
Location: (Citywide)

Action: Moved/Seconded: Member Bonnie Pannell/Member Kevin McCarty

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 heard from Bill Watson and Emilee Ford and a motion **passed** to adopt 1) **City Resolution No. 2010-129** a) approving the amendments to the 2010 One-Year Action Plan Budget and various years' Action Plans; b) authorizing the Sacramento Housing and Redevelopment Agency (SHRA) to submit the amendments to the 2010 One-Year Action Plan and various years' Action Plans to the U.S. Department of Housing and Urban Development (HUD); c) authorizing the City Manager and the SHRA Executive Director to execute agreements and contracts with the appropriate entities to carry out the Community Development Block Grant (CDBG) funded activities; d) amending the SHRA Budget to allocate the CDBG funding for programs and projects in accordance with the amendment of the prior years' Action Plans; e) authorizing the County Department of Human Assistance (DHA) to identify a provider to replace MAAP for the case management services; f) authorizing SHRA to establish two revolving fund accounts to receive loan payments from NSP activities to be used for future NSP activities; g) authorizing SHRA to modify the Morrison Creek Estates Project to reallocate \$1,500,000 to the Vacant Property Program and \$2,000,000 to the Property Recycling Program; and h) amending the SHRA budget to receive program income from NSP rehabilitation activities; 2) **Redevelopment Agency Resolution No. 2010-014** a) amending the SHRA budget to allocate \$1,500,000 of Franklin Boulevard Redevelopment Project Area Low/Mod Housing Fund to the Morrison Creek Estates project; b) authorizing the purchase of properties in Morrison Creek Estates for just compensation, which is fair market value as determined by an independent appraisal; and c) authorizing the Executive Director, or her designee, to take all actions reasonably necessary to purchase properties

Contact: Gregory H. Wessel, Assistant Director, (916) 440-1346, Chris Pahule, Assistant Director, (916) 440-1350, Geoffrey Ross, Program Manager, (916) 440-1357, Sacramento Housing and Redevelopment Agency.

Council Comments-Ideas, Questions and Meeting/Conference Reports

1. Report Back

- a. Member McCarty
 1. Housing Inspection Ordinance Status Report
- b. Member Sheedy
 1. Workshop to consider City's involvement with Solid Waste Authority
- c. Member Cohn
 1. Off-agenda memo – 1) Update on Natomas permit issues and the effect on flood insurance for those affected with appropriate language provided for placement on the web; and 2) next steps and timelines for further investigation into violations.

2. Board/Commission Appointments

- a. Small Business Development and Advisory Board – Category B
 - 1. Trina McKie
 - 2. Victoria Castaneda
- b. Development Oversight Commission – Category B
 - 1. Michael Mencarini
- c. Housing Codes Advisory and Appeals Board
 - 1. Melissa Gaudreau
 - 2. Michael Avery

Adjourned – at 8:14 p.m. in memory of Claudette Bullard.