



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

Agenda

Tuesday, March 11, 2008

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

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

CITY COUNCIL

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Raymond L. Tretheway III, District 1
Sandy Sheedy, District 2
Steve Cohn, Vice-Mayor, District 3
Robert King Fong, District 4
Lauren Hammond, 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
Tom Berke, Interim 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 and all written material received is available at the meeting for public review.

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.

AGENDA

Tuesday, March 11, 2008

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

Pledge of Allegiance

Special Presentations/General Communications

a. Recognizing March 19-15, 2008 as “Navy Week”

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

Consent Calendar (Items 1 - 10)

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.

1. (City Council/ Financing Authority/Housing Authority/Redevelopment Agency) Approval of Minutes for February 19, 2008

Location: (Citywide)

Recommendation: Approve the afternoon and evening City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for February 19, 2008.

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

2. Confirmation of Board and Commission Appointments

Location: (Citywide)

Recommendation: Confirmation of board/commission appointments to the Sacramento Army Depot Redevelopment Advisory Committee – Jeff Coburn (Category C) and Diana Portillo (Category B-4).

Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-8093; Ruci Katia, Deputy City Clerk, (916) 808-7200, Office of the City Clerk.

Consent Item (Continued)

3. Open an Application Period for Various Boards and Commissions

Location: (Citywide)

Recommendation: Open an application period for 1) 65th Street Redevelopment Advisory Committee to open 3/12/08 with applications due 4/11/08; 2) Community Racial Profiling Commission to open 3/12/08 with applications due 4/11/08; 3) Meadowview Development Committee to open 3/12/08 with applications due 4/11/08 and 4) Ann Land/Bertha Henschel Memorial Fund Commission to open 3/12/08 with applications due 4/11/08.

Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-8093; Ruci Katia, Deputy City Clerk, (916) 808-7200, Office of the City Clerk.

4. Weed and Rubbish Abatement

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) declaring weeds, rubbish, refuse, and dirt to be a public nuisance pursuant to Government Code § 39561 and City Code Chapter 8.28; 2) declaring that weeds on specified parcels of property are seasonal and recurrent nuisances pursuant to Government Code § 39562.1 and City Code Chapter 8.28; 3) authorizing notification be sent to the owners of said real property having any objections to the proposed abatement of said nuisances in the manner prescribed by Government Code §§ 39567 and 39567.1 and Chapter 8.28 of the Sacramento City Code; and 4) setting a public hearing for March 25, 2008 for objections to be heard and due consideration.

Contact: Howard Cooke, Senior Fire Prevention Officer, (916) 808-1628, Fire Department.

5. Agreements: On-Call List for Public Facilities Materials Sampling and Geotechnical Testing

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) approving the On-Call Materials Sampling & Geotechnical Testing List for Public Facilities for a period of three fiscal years with two one-year renewal options; 2) authorizing the City Manager or the City Manager's designee to execute professional services agreements with: a) Youngdahl; b) Construction Testing Services; c) Wallace and Kuhl; d) Matriscope; and e) Inspection Consultants in amounts not to exceed \$300,000 per consultant, per fiscal year; 3) authorizing the City Manager or the City Manager's designee to renew each professional services agreement by supplemental agreement in amounts not to exceed \$300,000 per consultant, per fiscal year; and 4) authorizing other City departments to use the On-Call Materials Sampling & Geotechnical Testing List for Public Facilities provided that each department using the list creates its own professional services agreements.

Contact: Yadi Kavakebi, Facilities & Real Property Superintendent, (916) 808-8432; Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

Consent Item (Continued)

- 6. Central Irrigation Infrastructure Capital Improvement Program (CIP) (LY92, L19007000)**
Location: (Citywide)
Recommendation: Adopt a **Resolution** establishing a new CIP for Central Irrigation Infrastructure for the program.
Contact: J.P. Tindell, Park Planning and Development Manager, (916) 808-1955, Parks and Recreation Department.
- 7. Approval of Five Star Park Name**
Location: 307 Doolittle Street (District 2)
Recommendation: Adopt a **Resolution** approving the name change from Verano Creek Park to "Five Star Park."
Contact: J.P. Tindell, Park Planning and Development Manager, (916) 808-1955, Parks and Recreation Department.
- 8. Supplemental Agreement: Magnolia Park (LY41, L19132000)**
Location: 251 Greg Thatch Circle (District 1)
Recommendation: Adopt a **Resolution** authorizing the City Manager to execute Supplemental Agreement No. 01 to City Agreement 2007-0129 with Stantec Consulting to prepare additional master planning services and construction document services for the park in an amount not to exceed \$67,381.
Contact: J.P. Tindell, Park Planning and Development Manager, (916) 808-1955, Parks and Recreation Department.
- 9. Contract: Purchase of Ornamental Street Light Assemblies**
Location: (Citywide)
Recommendation: Adopt a **Resolution** authorizing the City Manager to award and execute a one-year contract with two one-year renewal options to Hi-Line Electric Company, for the procurement of ornamental streetlight assemblies in the amount not to exceed \$2,595,349.
Contact: John Matoba, Associate Electrical Engineer, (916) 808-7891; Sompol Chatusripitak, Senior Electrical Engineer, (916) 808-5961, Transportation Department.
- 10. Cooperative Agreement: Interstate 5 (Boat Section) Rehabilitation Project (PN: T15088700)**
Location: (Citywide)
Recommendation: Adopt a **Resolution** 1) establishing a new Capital Improvement Project; 2) approving the Cooperative Agreement between the City of Sacramento and the State of California, Department of Transportation; and 3) appropriating \$300,000 to the project.
Contact: Hector Barron, City Traffic Engineer, (916) 808-2669; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Transportation Department.

Public Hearings (Item 11)

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

11. **(City Council/Redevelopment Agency/Housing Authority) Disposition and Development Agreement (DDA) for the Transfer of Fifteen (15) Redevelopment Agency Owned Vacant Parcels to the Housing Authority for the Subsequent Sale and Development of Single Family Homes** (Noticed on 2/15/08 and 2/25/08)

Location: Del Paso Heights and Oak Park Redevelopment Area (Districts 2 and 5)

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **City Resolution** a) approving and adopting the Redevelopment Agency's CEQA findings; b) approving the transfer of five (5) Del Paso Heights and ten (10) Oak Park vacant residential parcels currently owned by the Redevelopment Agency (Agency) to the Housing Authority; and 2) adopt a **Redevelopment Agency Resolution** authorizing the Interim Executive Director or her designee to execute a DDA and related documents to transfer the fifteen (15) Del Paso Heights and Oak Park vacant residential parcels to the Housing Authority for the subsequent disposition and development of single family homes; and 3) adopt a **Housing Authority Resolution** authorizing the Interim Executive Director or her designee to a) execute a DDA and related documents to transfer the fifteen (15) Del Paso Heights and Oak Park vacant residential parcels to the Housing Authority, b) determine that the properties are not required for its foreseeable needs; c) release Requests for Proposals (RFP's) to solicit the sale of the vacant residential parcels to one or more capable and experienced developers or builders of single family homes and convene a selection committee to review the proposals, and d) select one or more developers to execute an agreement with for the disposition and development of the parcels.

Contact: Lisa Bates, Deputy Executive Director, (916) 440-1316; Chris Pahule, Assistant Director, Housing and Community Development Department, (916) 440-1350; Nick Chhotu, Assistant Director, Housing Authority, (916) 440-1334, Sacramento Housing and Redevelopment Agency.

Staff Reports (Items 12 and 14)

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

12. **(Redevelopment Agency) Owner Participation Agreement and Conditional Grant Agreement: YWCA Residential Hotel Project**

Location: 1122 17th Street (District 1)

Recommendation: Adopt a **Redevelopment Agency Resolution** 1) authorizing the transfer of \$2,400,000 from the Downtown Tax Increment Residential Hotel fund and \$600,000 in Mental Health Services Act/Building Hope (MHSA) funds to the YWCA Project; 2) authorizing the Interim Executive Director or her designee to enter an Owner Participation Agreement (OPA) and Conditional Grant Agreement with the YWCA for this project, including a requirement that YWCA make a good faith effort to extend its existing State Housing and Community Development (HCD) loan to a 55 year term; 3) approving, with conditions, release of up to \$190,000 to fund predevelopment costs in advance of construction; and 4) modifying the existing Low/Mod Tax Increment Loan on the property by extending term to 55 years.

Contact: Jim Hare, Assistant Director, Housing Policy and Development, (916) 440-1313, Sacramento Housing and Redevelopment Agency.

Staff Reports (Continued)

13. **(Pass for Publication) Sutter Business Improvement Area**

Location: (District 3)

Recommendation: 1) Review an Ordinance establishing the Sutter Business Improvement Area entailing the levy of assessments on food service businesses in the area bounded by 27th to 29th Streets, between J and P Streets; and
2) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted on March 25, 2008.

Contact: Tom Zeidner, Sr. Economic Development Project Manager, (916) 808-1931, Economic Development Department.

14. **Agreements: Greenbriar (M05-046 / P05-069) [To Be Delivered]**

Location: South of Elkhorn Boulevard, north of Interstate 5, west of Highway 99, and east of Metro Airpark (County) (Outside City)

Recommendation: Adopt a **Resolution** approving a tax exchange and an open space agreements between the City and the County.

Contact: Scot Mende, New Growth Manager, Planning Department, (916) 808-4756; Russell Fehr, (916) 808-5832, Finance Director, Finance Department.

Public Comments-Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment