



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

Agenda

Thursday, August 7, 2008

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

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

CITY COUNCIL

Heather Fargo, Mayor
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
Russ Fehr, 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/clerk/council-agendas/>.

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

Thursday, August 7, 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 - 2:00 p.m.

Roll Call

Special Presentations/General Communications

a. Invitation to the 2008 California State Fair

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

Consent Calendar (Items 1 - 8)

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 July 15, 2008**
Location: (Citywide)

Recommendation: Approve the afternoon and evening City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for July 15, 2008.

Contact: Shirley Concolino, City Clerk, (916) 808-5442, Office of the City Clerk.

- 2. Open an Application Period for Various Boards and Commissions**
Location: (Citywide)

Recommendation: Open an application period for: 1) Ann Land/Bertha Henschel Memorial Fund Commission to open 08/18/08 with applications due 09/19/08; 2) Cities/County Solid Waste Advisory Committee to open 08/11/08 with applications due 09/12/08; 3) North Sacramento Redevelopment Advisory Committee to open 8/8/08 with applications due 8/22/08; and 4) Sacramento Youth Commission to open 08/22/08 with applications due 09/26/08.

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

Consent Calendar (Continued)

- 3. Contract: Fuel Site Testing, Maintenance, Monitoring, and Reporting Services**
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) awarding Walton Engineering, Inc., the lowest responsive and responsible bidder, a one-year contract with two one-year renewal options for testing, maintenance, monitoring, and reporting services for the City's fuel storage and dispensing sites in an amount not to exceed \$155,000 for the three year period; and 2) authorizing the City Manager or the City Manager's designee to execute the contract.

Contact: Keith Leech, Fleet Manager, (916) 808-5869, General Services Department.
- 4. Robertson Park Master Plan Change**
Location: 3525 Norwood Avenue (District 2)

Recommendation: Adopt a **Resolution** approving the changes to the Robertson Park Master Plan.

Contact: J.P. Tindell, Park Planning and Development Manager, (916) 808-1955, Parks and Recreation Department.
- 5. Administrative Matter: Stockton Boulevard Property Business and Improvement District (PBID)**
Location: Includes approximately 262 individual parcels and 194 property owners (Districts 5 and 6)

Recommendation: Adopt a **Resolution** 1) repealing Resolution No. 2008-381 and 2) adopting the Stockton Boulevard PBID annual budget and levying assessment for fiscal year 2008/09.

Contact: Jodie Vong, Administrative Analyst, (916) 808-8243; Mark Griffin, Fiscal Manager, (916) 808-8788, Planning Department.
- 6. Administrative Matter: Midtown Sacramento Property and Business Improvement District**
Location: Central Commercial Core of Midtown Sacramento and is comprised of approximately 560 parcels (Districts 1, 3, 4)

Recommendation: Adopt a **Resolution** 1) repealing Resolution No. 2008-442 and 2) adopting the Midtown Sacramento PBID annual budget and levying assessment to establish the correct parcel assessment rates for fiscal year 2008-09.

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

Consent Calendar (Continued)

7. **Change Order: Del Paso Road & El Centro Road Widening and Traffic Signal Modification (P21242300)**
Location: Intersection of Del Paso Road and El Centro Road (District 1)
Recommendation: Adopt a **Resolution** 1) appropriating \$100,000 from the North Natomas Community Development Fund (Fund 3201); and 2) authorizing the City Manager to execute Change Order No. 2 to Contract No. 2007-189 with Teichert Construction to compensate the contractor for extra work and additional bid quantities necessary to complete the project in the amount of \$238,275.
Contact: Jon Blank, Supervising Engineer, (916) 808-7914, Transportation Department.
8. **Contract: J/K Alley Sewer Replacement Project – 9th to 11th Street, (X14010014)**
Location: Alley between J and K Streets from 9th to 11th Street (District 1)
Recommendation: Adopt a **Resolution** 1) approving the contract plans and specifications for the project; and 2) awarding the contract to AC General Engineering to replace the pipeline segment of the project for an amount not to exceed \$424,320.
Contact: David L. Brent, Engineering Manager, (916) 808-1420, Rick Batha, Supervising Engineer, (916) 808-1448, Utilities Department.

Public Hearings (Items 9 and 10)

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

9. **12th Street Maintenance District** (Noticed on 6-17-08)
Location: 12th Street between “C” and “I” (Districts 1 and 3)
Recommendation: Conduct a public hearing on the proposed dissolution of the existing District and its replacement with a new assessment District and upon conclusion 1) direct staff to count the ballots and return with the results; then 2) receive the City Clerk’s oral report on the tabulation and based on the results of the tabulation **either**; a) adopt a **Resolution** approving the Engineer’s Report, ordering the formation of the 12th Street Maintenance District No. 2008-02, dissolving the existing Maintenance District No. 90-03, confirming and levying a service fee to pay for maintenance services, and recording a notice of assessment with the County Recorder; and adopt a Resolution amending the FY2008/09 City budget for the 12th Street Maintenance District No. 2008-02; **OR** b) adopt a **Resolution** terminating the proceedings as to 12th Street Maintenance District No. 2008-02 and directing staff to return for the proceedings to dissolve the 12th Street Maintenance District No. 90-03.
Contact: Salina Cheung, Program Specialist, (916) 808-5236; Mark Griffin, Fiscal Manager, (916) 808-8788, Planning Department.

Public Hearings (Continued)

10. **City of Sacramento Community Development Block Grant (CDBG) Program Mid-Year 2008 Action Plan Update** (Noticed on 3-28-08)
Location: (Citywide)
- Recommendation:** Adopt a **Resolution** amending the 2008 and prior years' Sacramento Housing and Redevelopment Agency (SHRA) budgets to 1) defund previously approved CDBG appropriations; and 2) appropriate funds to new and existing activities that will be completed within the next 18 months.
- Contact:** Gregory H. Wessel, Assistant Director, (916) 440-1346, Geoffrey Ross, Program Manager, (916) 440-1357, Sacramento Housing and Redevelopment Agency.

Staff Reports (Items 11 - 13)

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

11. **Gardenland Sand and Gravel Mine (Urrutia Site) Projects**
Location: 599 Garden Highway (District 1)
- Recommendation:** Adopt a **Resolution** 1) transferring \$105,000 of General Funds from Regional Parkway Acquisition (L19003500) to California Indian Heritage Center (CIHC) B18216000 to cover the City contribution toward remaining costs for appraisals, hazardous materials assessments, environmental permitting and related staff costs as preparation for potential property acquisition, reclamation and restoration of the projects; and 2) adopting the Mitigated Negative Declaration and approving the Mitigation Monitoring Plan prepared for the projects.
- Contact:** J.P. Tindell, Park Planning and Development Manager, (916) 808-1955, Parks and Recreation Department.
12. **(Redevelopment Agency/City Council) 716 7th Street, 631 H St, and 625 H St**
Location: Corner of 7th and H Streets (District 1)
- Recommendation:** Adopt 1) a **Redevelopment Agency Resolution** a) authorizing the Interim Executive Director or her designee to take all actions necessary to purchase real property identified as Assessor Parcel Numbers 002-0141-001 (716 7th Street.), 002-0141-002 (site address unknown), 002-0141-003 and 004 (631 H Street) and 002-0141-007 (625 H Street), abate hazardous materials and demolish the improvements; b) authorizing the Interim Executive Director or her designee to issue a Request for Qualifications to seek a developer for a new SRO Replacement apartment project at the site; and c) amending the 2008 Agency budget to transfer \$3,440,000 in Downtown Housing Tax Exempt Bond funds from the SRO Residential Hotel Fund to the 7th and H project. 2) a **City Council Resolution** a) finding that it is in the best interest of the City to sell real property identified as Assessor Parcel Numbers 002-0141-001 (716 7th Street.), 002-0141-002 (site address unknown), 002-0141-003 and 004 (631 H Street) and 002-0141-007 (625 H Street) without competitive bidding, and b) authorizing the sale of the real property identified to the Redevelopment Agency.
- Contact:** Lisa Bates, Deputy Executive Director, (916) 440-1319, Diane Luther, Assistant Director, (916) 440-1362, Sacramento Housing and Redevelopment Agency.

Staff Reports (Continued)

13. **(Housing Authority/Redevelopment Agency) Riverview Plaza Project** (Continued from 7-22-08, 7-29-08)
Location: 600 I Street (District 1)

Recommendation: Adopt 1) a **Housing Authority Resolution** a) approving the substitution of the Housing Authority of the City of Sacramento (Housing Authority) as the limited partner of Riverview Plaza Associates, a California limited partnership. (Partnership); b) authorizing acceptance of \$300,000 ground lease partial payment from the Partnership; c) authorizing the Interim Executive Director to amend the budget to appropriate the \$300,000 ground lease payment from the Partnership for the purchase of the current limited partner's (Chevron U.S.A. Inc) interest; d) authorizing the purchase of Chevron's limited partner interest for \$300,000; e) authorizing the Interim Executive Director to amend the budget to pay for all transfer fees, costs and legal expenses on behalf of the Partnership and the Housing Authority, itself, in connection with the substitution of the Housing Authority as limited partner and purchase of Chevron's limited partner interest; f) approving acceptance of an Owner Participation Agreement, \$5,000,000 Forgivable Loan and related documents with the Partnership for the project; g) approving the modification and extension of affordability restrictions on 33 residential units in the project in accordance with the requirements of tax increment funding as outlined in this staff report; and 2) a **Redevelopment Agency Resolution** a) authorizing the Interim Executive Director to approve the transfer of Chevron's limited partner interest to the Housing Authority and waive the Redevelopment Agency's rights under the 2004 Put and Option Agreement; b) authorizing the Interim Executive Director to execute an Owner Participation Agreement (OPA) and Forgivable Loan Agreement in substantially the form attached with the Partnership for the project; c) authorizing the transfer of \$5,000,000 from Downtown Tax-Exempt Tax Allocation Bonds to the project including the reimbursement of predevelopment costs associated with the work to be performed under the OPA; d) authorizing cost savings, if any, under the immediate needs budget, to be applied to other priority capital needs identified in the 2006 McGinnis Chen Capital Needs Assessment; e) approving the modification and extension of affordability restrictions on 33 residential units in the project for 55 years; f) authorizing the Interim Executive Director to execute other documents and perform other actions as necessary to make and reasonably administer the agreements.

Contact: Jim Hare, Assistant Director, Housing and Community Development, (916) 440-1313; Lisa Bates, Deputy Executive Director, Housing and Community Development, (916) 440-1322, Sacramento Housing and Redevelopment Agency.

Information Reports (Items 14 and 15)

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

14. **Withdrawal of Applicant Appeal of the Merryhill School (P08-030)**
Location: Southeast corner of San Juan Road and Tourbrook Way (District 1)
Recommendation: Receive and file.
Contact: Steven Kerr, Junior Planner, (916) 808-5416; Lindsey Alagozian, Senior Planner, (916) 808-2659, Development Services Department.

15. **Withdrawal of Applicant Appeal of the Cheers Bar and Grill (P08-021)**
Location: The southwest corner of West El Camino Avenue and Truxel Road, (District 1)
Recommendation: Receive and file.
Contact: Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590; Lindsey Alagozian, Senior Planner, (916) 808-2659, Development Services Department.

Public Comments-Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Closed Session

City Council

- a) Pursuant to Government Code section 54956.9(a), for a matter pertaining to pending litigation. Troy Allen v. Sacramento City Police Department et al., Sacramento County Superior Court Case No. 34-2008-00001838.

Housing Authority and Redevelopment Agency of the City of Sacramento

- b) Pursuant to Government Code section 54957.6 to discuss matters pertaining to negotiations with recognized employee organizations: American Federation of State, County and Municipal Employees, Dist. 57, Local 146 AFL-CIO and Sacramento Housing and Redevelopment Agency Employee's Association. The purpose is to confer with the agency's chief negotiators, La Shelle Dozier, Jim Shields, Dee Contreras and Gil Basaldua.

Adjourn to Closed Session