



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

Agenda

Tuesday, August 12, 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

Tuesday, August 12, 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

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

Consent Calendar (Items 1- 12)

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 22, 2008.**
Location: (Citywide)
Recommendation: Approve the afternoon and evening City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for July 22, 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: (District 2)
Recommendation: Open an application period for the Sacramento Youth Commission to open 08/19/08 with applications due 09/05/08.
Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-8093; Katia Ligaiviu, Deputy City Clerk, (916) 808-7200, Office of the City Clerk.

3. **(Redevelopment Agency/City Council) 4700 Stockton Boulevard (River City Motel) Opportunity Site Project**
Location: Stockton Boulevard Redevelopment Project Area (District 1)
Recommendation: Adopt 1) a **Redevelopment Agency Resolution** a) authorizing the purchase of the project for just compensation, which is fair market value as determined by an independent appraisal; b) amending the 2008 Sacramento Housing and Redevelopment Agency budget to transfer \$1,788,000 from Stockton Boulevard Tax Increment Development Assistance funds to the project; and c) authorizing the Interim Executive Director, or her designee, to take all actions reasonably necessary to voluntarily purchase the property, including payment of tenant relocation, demolition,

Consent Calendar (Continued)

maintenance and security expenses; d) approving the Relocation Plan; and e) approving the Replacement Housing Plan; and 2) a **City Council Resolution** approving the Relocation Plan for the eligible tenants of the project.

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. **Agreements: Collapsing/Demolition of Immediately Dangerous Building Services [2/3 Vote Required]**

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding; 2) authorizing the City Manager to execute Master Services Agreements for a three year period in the annual Not to Exceed (NTE) amount of \$100,000 each with a) Advantage Demolition & Engineering in b) Evans Brothers, Incorporated; and c) G. W. Demolition; 3) authorizing the City Manager to execute one year extensions for each MSA for the same yearly NTE amount as provided above for a total agreement term for each MSA not to exceed three years (including the initial term and extensions), provided that sufficient funds are available in the budget adopted for the applicable fiscal year; and 4) rejecting all prior bids submitted in December 2007.

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

5. **Agreement: On-Call Building Securement Services [2/3 Vote Required]**

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding; 2) authorizing the City Manager to execute Master Services Agreements (MSA) for a three year period in the annual Not to Exceed (NTE) amount of \$100,000 each, with a) B-Line Construction Company; b) Capitol Reconstruction Company, Incorporated; and c) Gray Construction & Securement Services, Incorporated for the services; 3) authorizing the City Manager to execute one year extensions for each MSA for the same NTE amount as provided above for a total agreement term for each MSA not to exceed three years (including the initial term and extensions), provided that sufficient funds are available in the budget adopted for the applicable fiscal year; and 4) rejecting all prior bids submitted in December 2007.

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

Consent Calendar (Continued)

6. **Agreement: Trash and Debris Abatement Services [2/3 Vote Required]**

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding; 2) authorizing the City Manager to execute Master Services Agreements (MSA), for a three year period in the annual Not to Exceed (NTE) amount of \$100,000 each with a) Innovative Maintenance Solutions, Incorporated; b) North Coast Resource; c) JFD Enterprises; and d) Gray Construction and Securement Services, Incorporated; 3) authorizing the City Manager to execute one year extensions for each MSA for the same yearly NTE amount as provided above for a total agreement term for each MSA not to exceed three years (including the initial term and extensions), provided that sufficient funds are available in the budget adopted for the applicable fiscal year; and 4) rejecting all prior bids submitted in December 2007.

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

7. **Charter Officer Compensation Recommendations for FY2008/09**

Location: (Citywide)

Recommendation: Adopt a **Resolution** adjusting the salary of the Charter Officers consistent with the management salary survey for unrepresented employees.

Contact: Geri Hamby, Director of Human Resources, (916) 808-7173, Human Resources Department.

8. **Oki Park Open Space Project - Park Name and Master Plan (L19186000)**

Location: Wisseman Drive (District 6)

Recommendation: Adopt a **Resolution** 1) approving the name "Oki Park Open Space;" and 2) approving the Oki Park Open Space Master Plan.

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

9. **Investment Report for the Quarter Ended June 30, 2008 and the Monthly Transactions for the Month Ended June 30, 2008**

Location: (Citywide)

Recommendation: 1) Adopt a **Resolution** approving the City Investment Policy and delegate investment authority to the City Treasurer for the next 12 months; and 2) accept the Quarterly Investment Report for quarter ended June 30, 2008 and the Monthly Investment Transactions for the month ended June 30, 2008.

Contact: Lydia Abreu, Investment and Operations Manager, (916) 808-7746; John Colville, Senior Investment Officer, (916) 808-8297; Shirley Tupaz, Investment Operations Analyst, (916) 808-8295, Office of the City Treasurer.

Consent Calendar (Continued)

10. **Sacramento River Water Reliability Study Project (Z14002400)**
Location: (Citywide)
Recommendation: Adopt a **Resolution** authorizing the City Manager to sign a professional services agreement with MWH Americas, Inc., to perform engineering and environmental analysis, for an amount not to exceed \$155,232.
Contact: Dave Brent, Engineering Manager, (916) 808-1420, Jim Peifer, Senior Engineer, (916) 808-1416, Utilities Department.
11. **Agreements: Basin 31 Detention Basin Project (W14000900)**
Location: Near the intersection of 65th Street and Broadway, adjacent to Redding Avenue (District 6)
Recommendation: Adopt a **Resolution** authorizing the City Manager to sign an agreement with Conservation Resources LLC, in a total amount of \$202,500 to purchase vernal pool mitigation creation units for this project.
Contact: Marty Hanneman, acting Director of Utilities (916) 808-1433; David L. Brent, Engineering Manager (916) 808-1420; Rick Batha, Supervising Engineer (916) 808-1448, Utilities Department.
12. **Approval for Appropriations for Basin 6 Drainage Fees**
Location: North Natomas (District 1)
Recommendation: Adopt a **Resolution** 1) authorizing appropriations of \$2,761,180 from collected drainage fees to allow for the reimbursement of developers under various drainage agreements; and 2) authorizing the creation of Project Number I22200600 to maintain accountability over the provision of the reimbursement arrangement with the landowner.
Contact: Mark Griffin, Program Manager, (916) 808-8778, Planning Department.

Public Hearings (Items 13 and 14)

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

13. **Housing Case Fees and Penalties – Findings of Fact for Special Assessment Liens**
Location: (Citywide)
Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** placing special assessment liens on the properties in the amount of \$173,040 for unpaid fees and penalties and transmit 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.

Public Hearings (Continued)

14. **Code Enforcement Case Fees and Penalties – Findings of Fact for Special Assessment Liens**

Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** placing liens on the properties in the amount of \$116,641 for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

Contact: Dennis Kubo, Program Manager, (916) 808-8577, Code Enforcement Department.

Staff Reports (Item 15 - 17)

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

15. **(Redevelopment Agency) Agreement: 708 K and 1111/1113 -7th Street Acquisition and Predevelopment**

Location: Central Business District (District 1)

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing 1) the purchase of 708 K and 1111/1113 -7th Streets; 2) the City Manager as the designated authority for the Redevelopment Agency to execute a Predevelopment Agreement with Zeiden Properties; and 3) the allocation of \$2.4 million in Merged Downtown tax increment funds from the Downtown Property Acquisition Fund for the acquisition and predevelopment activities

Contact: Leslie Fritzsche, Downtown Redevelopment Manager, 808-5450; Rachel Hazlewood, Senior Project Manager, 808-8645, Economic Development Department.

16. **(Redevelopment Agency/City Council) Agreement: Pioneer Reservoir Project**

Location: West of Front Street and south of Interstate 50 (District 4)

Recommendation: Adopt a 1) **City Council Resolution** a) authorizing the City Manager or his designee to release a Request for Proposals (RFP) for the preparation of a Feasibility Study and Financing Plan for the relocation of the project; b) increasing the tax increment (Fund 3701) revenue and expenditure budget for the Pioneer Bridge Development Project (B18214000) by \$150,000; c) authorizing the City Manager to enter into an Individual Project Agreement (IPA) with the Agency in an amount not to exceed \$150,000 for the Pioneer Reservoir Relocation/Engineering Feasibility Study and Financing Plan; and 2) a **Redevelopment Agency Resolution** transferring \$150,000 in Merged Downtown Tax Increment Funds to the Pioneer Bridge Development Project (B18214000).

Contact: Beth Tincher, Senior Project Manager, (916) 808-7730; Leslie Fritzsche, Downtown Development Manager, 808-5450; Economic Development Department, Dave Brent, Engineering Services Manager, (916) 808-1420, Utilities Department.

Staff Reports (Continued)

17. Presentation: Ammunition Sales Records Study

Location: (Citywide)

Recommendation: Receive and file.

Contact: James Maccoun, Police Captain (916) 808-0417, Rick Braziel, Chief of Police, (916) 808-0800, Police Department.

Public Comments-Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Closed Session

Housing Authority and Redevelopment Agency of the City of Sacramento

Pursuant to Government Code section 54956.8 for a matter pertaining to real property negotiations. Authorization to negotiate with Nuevo Partners, LLC and First Northern Bank of Dixon, a California Banking Corporation for the acquisition of properties identified by the following addresses: 3272, 3278, 3279, 3284, 3290, 3296, 3300, 3301, 3308, 3311, 3316, 3368, 3374 & 3380 Taylor Street; 608, 612, 640, 654, 660, 668 & 674 Ford Road; 3271, 3272, 3277, 3278, 3283, 3284, 3289, 3290, 3295, 3296, 3300, 3301, 3307, 3308, 3315, 3316, 3321, 3327, 3333, 3339, 3345, 3351, 3357, 3363, 3369, 3375 & 3381 Auntine Burney Street.; 593, 608, 609, 614, 615 & 639 Carroll Avenue.; 641, 653, 660, 661, 667, 671, 701, 707, 715, 721, 727, 733, 739, 744, 745, 750 & 756 Wendell Echols Way; 640, 641, 653, 654, 660, 661, 667, 668, 672 & 673 Dora Huntzing Avenue, 3340, 3346, 3354 & 3360 Dorothy Hill Street, 2, 3, 9, 14 & 15 Mary Watts Court; 565, 567 & 573 Fairbanks Avenue; and 607 & 611 Charles Bradley Way, all in Sacramento, California 95815. The purpose is to confer with the City's chief negotiators, LaShelle Dozier, Lisa Bates and Christine Weichert, regarding the price, terms and conditions of the acquisition.

Recess to Closed Session

Reconvene – 6:00 p.m.

Roll Call

Pledge of Allegiance

Closed Session Report

The City Attorney shall determine if any actions taken by the City Council or legislative bodies 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

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

Staff Reports (Items 18 and 19)

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

18. **(Redevelopment Agency) Budget Amendment Associated with Del Paso Nuevo Current and Future Phases [To Be Delivered]**
Location: (District 2)
Recommendation: Adopt a **Redevelopment Agency Resolution** 1) authorizing a budget amendment of up to \$7.5 million from Del Paso Heights Tax Increment funds for consulting, land acquisition, expenses associated with workout plan, asset management, and litigation costs for current and future phases of Del Paso Nuevo.
Contact: Lisa Bates, Deputy Executive Director, (916) 440-1316, Christine Weichert, Assistant Director, (916) 440-1353, Sacramento Housing and Redevelopment Agency.
19. **Community Racial Profiling Committee Study [To Be Delivered]**
Location: (Citywide)
Recommendation: Receive and file.
Contact: Lt. Sylvia Moir, (916) 808-0866, Police Department.

Public Comments-Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment

