REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
August 12, 2008

Honorable Mayor and Members of the City Council, Financing Authority
Housing Authority, and Redevelopment Agency

Title: Approval of Council Minutes

Location/Council District: (Citywide)

Recommendation:

Approve the afternoon and evening City Council, Redevelopment Agency, Housing Authority and Financing Authority for July 22, 2008.

Contact: Shirley Concolino, City Clerk, (916) 808-7200

Presenters: None

Department: City Clerk

Division: None

Organization No: 0700

Financial Considerations: None.

Environmental Considerations: None.

Policy Considerations: None.

ESBD Considerations: Not Applicable.

Respectfully Submitted by: Shirley Concolino
Shirley Concolino, City Clerk

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Meetings of Sacramento
City Council
Redevelopment Agency
Housing Authority
Financing Authority

Minutes

Tuesday, July 22, 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/.

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MINUTES

Tuesday, July 22, 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 - A regular meeting of the Sacramento City Council was called to order by Mayor Fargo at 2:11 p.m. Tuesday, July 22, 2008 at the Sacramento City Hall Council Chamber. Councilmember Cohn absent.

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

Consent Calendar (Items 1 - 24)

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.

Action: Moved, seconded, carried (Waters/Pannell; Absent - Cohn) to adopt the Consent Calendar in one motion except as indicated.

1. **(City Council/ Financing Authority/Housing Authority/Redevelopment Agency) Approval of Minutes for June 17, 2008.**
   Location: (Citywide)

   Recommendation: Approve the afternoon and evening City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for June 17, 2008

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

   Action: Approved recommendation.

2. **Argument in Favor of the November 4, 2008 Ballot Measure on the Utility User Tax**
   Location: (Citywide)

   Recommendation: Adopt a **Resolution** authorizing one or more members of the City Council to submit the City's argument in favor of the proposed changes in chapter 3.32 of the Sacramento City Code (the utility user tax) to be submitted to the voters at the consolidated election on November 4, 2008.

   Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-8093; Shirley Concolino, City Clerk, (916) 808-5442, Office of the City Clerk.

   Action: Adopted Resolution No. 2008-499 as amended to approve Mayor Fargo and Vice Mayor Cohn as the ballot argument authors in favor.

3. **Directing Preparation of Attorney's Impartial Analysis for November 4, 2008**
Location: (Citywide)

Recommendation: Adopt a **Resolution** directing the preparation of an attorney's impartial analysis of the November 4, 2008 ballot measure regarding proposed changes in chapter 3.32 of the Sacramento City Code (the utility user tax)

Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-8093, Shirley Concolino, City Clerk, (916) 808-5442, Office of the City Clerk.

Action: Adopted Resolution No. 2008-500.

4. **Calling and Giving Notice of a Measure for Inclusion on the November 4, 2008 General Municipal Election Ballot**
Location: (Citywide)

Recommendation: Adopt a **Resolution** calling and giving notice of a measure to be placed on the November 4, 2008, ballot regarding proposed changes to chapter 3.32 of the Sacramento City Code (the utility user tax)

Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-8093, Shirley Concolino, City Clerk, (916) 808-5442, Office of the City Clerk.

Action: Adopted Resolution No. 2008-501.

5. **(Redevelopment Agency) Agreement: La Valentina Development Site**
Location: 415-429 12th Street and 1209 E Streets, Alkali Flat Redevelopment Area (District 3)

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director or her designee to execute an Exclusive Right to Negotiate with Domus Development, LLC, for potential development on Agency-owned property, adjacent to the La Valentina light rail station.

Contact: Lisa Bates, Deputy Executive Director, (916) 440-1316; Jim Hare, Assistant Director, Community Development, (916) 440-1313, Sacramento Housing and Redevelopment Agency.

Action: Adopted Redevelopment Agency Resolution No. 2008-054.

6. **(Redevelopment Agency) Acquisition of 1400, 1410 and 1414 Del Paso Boulevard**
Location: North Sacramento Redevelopment Area (District 2)

Recommendation: Adopt a **Redevelopment Agency Resolution** 1) authorizing the purchase of three parcels located at 1400, 1410 and 1414 Del Paso Boulevard for just compensation, which is Fair Market Value as determined by an independent appraisal; and 2) amending the 2008 Sacramento Housing and Redevelopment Agency (SHRA) budget to transfer $1,200,000 of North Sacramento Development Assistance funds to the project to fund all actions necessary to purchase this property.

Contact: Lisa Bates, Deputy Executive Director, (916) 440-1316, Sarah Hansen, Program Manager, Community Development, (916) 440-1322, Sacramento Housing and Redevelopment Agency.

Action: Adopted Redevelopment Agency Resolution No. 2008-055.

7. **Housing Trust Fund Annual Report**
Location: (Citywide)

Recommendation: Receive and file.

Contact: Lisa Bates, Deputy Executive Director, (916) 440-1316, Christine Weichert, Assistant Director, Housing and Community Development (916) 440-1351, Sacramento Housing and Redevelopment Agency.

Action: Received and filed.

8. **(Redevelopment Agency) Redevelopment of 300 Block of North 7th Street Project**
Location: River District (District 1)

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the City Manager, on behalf of the Redevelopment Agency to execute an agreement for Exclusive Right to Negotiate with the Richards Boulevard Joint Venture for the redevelopment of the 300 block of North 7th Street.

Contact: Lisa Bates, Deputy Executive Director, (916) 440-1316, Sarah Hansen, Program Manager, Community Development, (916) 440-1322, Sacramento Housing and Redevelopment Agency.

Action: Adopted Redevelopment Agency Resolution No. 2008-056.

9. **Purchase or Gift of Works of Art to be Acquired by the City**
Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager, or the City Manager's designee, to approve and execute agreements on behalf of the City for the purchase or gift of works of art in amounts less than $100,000.

Contact: Shelly Willis, Art in Public Places (APP) Administrator, (916) 566-3971, Rhyena Halpern, Executive Director, (916) 566-3989, Convention, Culture and Leisure Department.

Action: Removed from Consent Calendar by Mayor Fargo. Moved, seconded, carried (Fargo/Tretheway; Absent – Cohn) to adopt Resolution No. 2008-502.

10. **Supplemental Agreement: Challenger Learning Center**
Location: 3615 Auburn Boulevard (District 2)

Recommendation: Adopt a **Resolution** authorizing the City Manager or the City Manager's designee, to approve and execute Supplemental No. 2 to City Agreement 97-007 (Promissory Note) between the City of Sacramento and the Sacramento

Museum of History, Science and Technology (a.k.a. Discovery Museum) related to the operation of the Challenger Learning Center.

Contact: Celeste Chin, President, Discovery Museum Board of Directors; Cary Jung, Administrative Officer, (916) 808-5898, Convention, Culture and Leisure Department.

Action: Adopted Resolution No. 2008-503.

11. (Pass for Publication) Freeport Raley's Parking Lot Rezone (P08-031)
Location: (District 4)

Recommendation: 1) Review a) a Resolution approving the environmental exemption under California Environmental Quality Act (CEQA) Guidelines Section 15301; b) an Ordinance approving a rezoning from Standard Single-Family Executive Airport Overlay [R-1 (EA-4)] to General Commercial Executive Airport Overlay [C-2 (EA-4)] relating to the Freeport Raley's Parking Lot Rezone project; and 2) pass for publication the Ordinance title as required by the Sacramento City Charter 32c to be adopted July 29, 2008.

Contact: Heather Forest, Associate Planner, (916) 808-5008; Nedzlene Ferrario, Senior Planner, (916) 808-7826, Development Services Department.

Action: Approved recommendation.

12. (Pass for Publication) 65th Street Center Project (P07-063)
Location: 6507 4th Avenue (65th Street and 4th Avenue) (District 6)

Recommendation: 1) Review a) a Resolution certifying the Supplemental Environmental Impact Report and approving the Mitigation Monitoring Plan; b) a Resolution approving the General Plan Land Use Amendment; c) a Resolution approving the project with a Tentative Map; Special Permits to develop a major project, to exceed the fifty-five foot (55') building height limit, and for shopping center signage within 660' of a freeway; variances to reduce the required 26' vehicle maneuvering area, to exceed the allowed attached sign area within 660' of a freeway, and to exceed the 20' sign placement height limit within 660' of a freeway; and a Plan Review of a 240,970 square foot commercial mixed-use project; d) an Ordinance amending the Comprehensive Zoning Code (Title 17 of the Sacramento City Code) to rezone a property from the Multi-family (R-3) to the General Commercial Transit Overlay (C-2-TO) zone; and 2) pass for publication the Ordinance title as required by the Sacramento City Charter 32c and continue to July 29, 2008, for adoption.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590; Nedzlene Ferrario, Senior Planner, (916) 808-7826, Development Services Department.

Action: Approved recommendation.

13. Taxicab Rates
Location: (Citywide)

Recommendation: Adopt a **Resolution** approving an increase to the maximum rates, fares and charges by taxicabs and taxicab service.

Contact: Dafna Gauthier, Business Permit Manager, (916) 808-7800, Finance Department.

Action: Removed from the Consent Calendar for public discussion. Public comment given by Bhajan Bariana. Moved, seconded, carried (Water/McCarty; Absent – Cohn) to adopt Resolution No. 2008-504 as amended modifying the proposed rates.

14. Agreements: R Street Corridor Park Acquisition - SMUD-Owned Parcel
Location: 1700 19th Street (District 3)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute all agreements and other documents necessary to purchase a 0.08± acre parcel (identified as APN 007-0312-009) from the Sacramento Municipal Utilities District (SMUD) at a cost of $220,000 to assemble a site to be used for the development of a park in the R Street Corridor area to be funded by CIP L19012000, Fund 3702.

Contact: J.P. Tindell, Park Planning and Development Manager, (916) 808-1955; Parks and Recreation Department, Bill Sinclair, Program Manager, Facilities and Real Property Management, (916) 808-1905, General Services Department.

Action: Moved, seconded, carried (Waters/Pannell; Absent – Cohn; Recused – McCarty) to adopt Resolution No. 2008-505.

15. Purchase/Cooperative Agreement: Food for Recreation Programs
Location: Multiple locations within and outside the City limits

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager or the City Manager's designee to execute the application required for the City to renew its membership in the Mountain View Food Purchasing Cooperative (Mountain View); 2) approving use of a cooperative purchasing agreement between Mountain View and Sysco Food Services of Sacramento (Sysco) to purchase food from Sysco through July 31, 2009, for the Sacramento START snack program, 4th "R" Child Care program, Camp Sacramento, and Summer/Year-Round Food program as advantageous to the City; 3) authorizing the City Manager or the City Manager's designee to issue the required purchase orders under the referenced cooperative purchasing agreement in an amount not to exceed $975,000 through July 31, 2009; and 4) authorizing the City Manager or the City Manager's designee to execute and submit, subject to City Attorney approval as to form, all documents necessary for the City to apply for and accept grant funding from the State of California to allow continuation of the Sacramento START after-school snack program and the Summer/Year-Round Food program through September 30, 2010.

Contact: David Mitchell, Recreation Manager, Parks and Recreation Department, (916) 808-6076; Craig Lymus, Interim Procurement Services Manager, (916) 808-5524, General Services Department.

Action: Adopted Resolution No. 2008-506.

16. Contract: Steve Jones Park Project (L19164000)
Location: 2331 Casa Linda Drive (District 8)

Recommendation: Adopt a **Resolution** 1) approving the Environmental Categorical Exemption; 2) approving the contract specifications and awarding the contract for Phase I development to Ad Land Venture for an amount not to exceed $425,824; 3) appropriating $120,000 of CIP Reimbursable Fund (2006 Workforce Housing Grant), Fund 3702, to L19164000; and 4) authorizing the City Manager to execute the contract for the project.

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

Action: Adopted Resolution No. 2008-507.

17. Grant: Justice Assistance Grant (JAG)
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager, or his designee, to apply for, on behalf of the City of Sacramento, a $182,692 grant from the U.S. Department of Justice, Office of Justice Programs' Bureau of Justice Assistance; 2) authorizing the City Manager, or his designee, to accept on behalf of the City of Sacramento a grant of $182,692 from the U.S. Department of Justice, Office of Justice Programs' Bureau of Justice Assistance, if awarded; and 3) upon acceptance of the grant, increasing the Police Department's grant expense and grant revenue budgets in the amount of $182,692.

Contact: Sylvia Moir, Lieutenant, (916) 808-0866, Police Department.

Action: Adopted Resolution No. 2008-508.

18. Agreements: Professional Services with Agency Counterparts within the Sacramento Urban Area Security Initiative (UASI) Region
Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager, or his designee, to execute, on behalf of the City of Sacramento, five–year agreements with each of the following agencies that allocate personnel to the Sacramento Regional Office of Homeland Security (SROHS): 1) City of Roseville, in an amount not to exceed $127,853 annually; 2) City of West Sacramento, through its Fire Department, in an amount not to exceed $159,020 annually; 3) City of West Sacramento, through its Police Department, in an amount not to exceed $65,545 annually; 4) Sacramento County, in an amount not to exceed $315,727 annually; 5) City of Folsom, in an amount not to exceed $141,700 annually; and 6) City of Elk Grove, in an amount not to exceed $135,795 annually.

Contact: Milt Nenneman, Lieutenant (916) 874-2176, Chris Hadley, Program Analyst (916) 874-2145, Police Department.

Action: Adopted Resolution No. 2008-509.

19. Grant: Alcoholic Beverage Control (ABC) Liaison Officer
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager, or his designee, to accept a grant award of $100,000 from the California State Department of Alcoholic Beverage Control; 2) increasing the Police Department's grant expense and grant revenue budgets in the amount of $100,000, and 3) maintaining the current staffing level of one Police Officer Full Time Equivalent (FTE) position for an additional one-year period.

Contact: Mike McCarthy, Captain, (916) 808-0700; Eric Poerio, Lieutenant, (916) 808-0868, Police Department.

Action: Adopted Resolution No. 2008-510.

20. Americans with Disabilities Act (ADA) Public Rights-of-Way Prospective Plan
Location: (Citywide)

Recommendation: Adopt a **Resolution** approving the FY 2008/09 Prospective Plan for Accessibility Improvements in the street public rights-of-way.

Contact: Rocky Burks, Physical Access Manager, (916) 808-5521; Tim Mar, Supervising Engineer, (916) 808-7531, Transportation Services Department.

Action: Adopted Resolution No. 2008-511

21. Supplemental Agreement: Federal Transportation Advocacy Services
Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute the Supplemental No. 3 to CA 2004-0184 with Smith Dawson & Andrews (SDA) for federal legislative representative services for the City's transportation projects for the period October 1, 2008 through September 30, 2009 in an amount not to exceed $99,600.

Contact: Azadeh Doherty, Principal Planner, (916) 808-3137, Transportation Department.

Action: Adopted Resolution No. 2008-512

22. Agreement: Rescission of City Agreement No. 2006-735 (Subdivision Improvement Agreement)
Location: Southeast corner Astoria Street and Mogan Avenue (District 2)

Recommendation: Adopt a **Resolution** authorizing the City Manager or designee to execute an agreement to rescind City Agreement No. 2006-735.

Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Transportation Department.

Action: Adopted Resolution No. 2008-513.

23. Change Order: Howe Avenue Bridge Rehabilitation Project (RA33 / R15072202)
Location: Howe Avenue Bridge over American River (Districts 3 and 6)

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager to execute Change Order No. 2 to Contract 2008-077 with R.A. Nemetz Construction for additional work revealed during construction of the project in the amount of $11,492; and 2) resetting the City Manager's authority.

Contact: Ricky Chuck, Senior Civil Engineer, (916) 808-5050; Jon Blank, Supervising Engineer, (916) 808-7914, Transportation Department.

Action: Adopted Resolution No. 2008-514.

24. Appointment: Sacramento Groundwater Authority (SGA)
Location: (Citywide)

Recommendation: Adopt a **Resolution** appointing the representatives to the Sacramento Groundwater Authority.

Contact: Marty Hanneman, Interim Utilities Director, (916) 808-7508, Jim Peifer, Senior Engineer, (916) 808-1416, Utilities Department.

Action: Adopted Resolution No. 2008-515.

Public Hearings (Items 25 – 30)

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

25. Kim Residential Subdivision Project (P05-019) (Noticed on 7-10-08)
Location: 3940 14th Avenue (District 5)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** declaring the project exempt from environmental review; 2) a **Resolution** approving the project; and 3) an **Ordinance** rezoning the subject site from Standard Single-Family (R-1) to Single-Family Alternative (R-1-A).

Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Nedzlene Ferrario, Senior Planner, (916) 808-7826, Development Services Department.

Action: No public comment Moved, seconded, **withdrawn** (Hammond/Waters; Absent - Cohn) to close the public hearing and adopt staff recommendation with the condition that only 5 homes be allowed to be built instead of the requested six.

Moved, seconded, carried (Hammond/Waters; Absent – Cohn) to continue the item for 30 days.

26. Delinquent Charges – Special Assessment Liens for Sidewalk Repair on Private Property and Related Costs (Noticed on 6-24-08)
Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution**, placing special assessment liens on the listed properties for unpaid sidewalk repairs.

Contact: Brad Wasson, Revenue Manager, (916) 808-5844, Finance Department.

Action: No public comment. Moved, seconded, carried (McCarty/Sheedy; Absent - Cohn) to close the public hearing and adopt Resolution No. 2008-518 with direction to staff to provide a list of city-owned and Agency-owned parcels requiring weed abatement.

27. Delinquent Charges – Special Assessment Liens for Weed Abatement on Private Properties and Related Costs (Noticed on 6-24-08)
Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution** placing special assessment liens on properties for unpaid weed abatement services.

Contact: Brad Wasson, Revenue Manager, (916) 808-5844, Finance Department.

Action: No public comment. Moved, seconded, carried (Tretheway/Fargo; Absent - Cohn) to close the public hearing and adopt Resolution No. 2008-519.

28. Delinquent Utility Service Charges- Special Assessment Liens (Noticed on 6-24-08)
Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution** placing special assessment liens on properties for unpaid Utility Service charges.

Contact: Shellette Smallwood, Account and Billing Manager, (916) 808-4928, Jamille Moens, Business Services Division Manager, (916) 808-5988, Utilities Department.

Action: No public comment. Moved, seconded, carried (Pannell/Fong; Absent - Cohn) to close the public hearing and adopt Resolution No. 2008-520, showing a total lien amount due as of 7/22/08 to be $8,366,095.87

29. FY2008/09 Proposed Water Rate, Fee and Charge Adjustment- Utilities Department
Location: (Citywide)

Recommendation: Continue to 9-16-08.

Contact: Jamille Moens, Business Services Division Manager, (916) 808-5988, Utilities Department.

Action: No public comment. Moved, seconded, carried (Fong/Tretheway; Absent - Cohn) to continue to September 16, 2008.

30. **(City Council/Housing Authority) Arena Seniors Apartments** (Noticed on 6-27-08)
Location: Southwest corner of the Truxel Road and Sports Parkway intersection, (District 1)

Recommendation: Conduct a public hearing and upon conclusion, adopt 1) a **City Council Resolution** approving funding from the City Home Investment Partnership (HOME) fund of up to $1,000,000 for a loan to Arena Seniors Apartments project; conduct a public hearing and upon conclusion adopt, 2) a **City Council Resolution** a) indicating that the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the proposed acquisition, construction and permanent financing of the project; and b) approving the issuance of tax-exempt obligations; and 3) a **Housing Authority Resolution** a) indicating the willingness of the Housing Authority of the City of Sacramento to issue up to $23,000,000 in tax-exempt mortgage revenue bonds to provide acquisition, construction, and permanent financing for Arena Seniors Apartments; and b) authorizing an application to the California Debt Limit Allocation Committee (CDLAC) for authority to issue the bonds; and c) authorizing the Interim Executive Director or designee to execute all necessary documents associated with the transaction.

Contact: Lisa Bates, Deputy Executive Director, 440-1316; Christine Weichert, Assistant Director, Housing and Community Development, 440-1353, Sacramento Housing and Redevelopment Agency.

Action: No public comment. Moved, seconded, carried (Tretheway/Pannell; Absent - Cohn) to close the public hearing and adopt City Resolution Nos. 2008-521, 2008-522 and Housing Authority Resolution No. 2008-009 with direction to staff to encourage tenants to obtain renters and flood insurance.

Staff Reports (Items 31 - 34)

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

31. **Proposed Youth and Gang Violence Prevention Measure** (To Be Delivered)
Location: Sacramento County

Recommendation: Discuss and provide direction to staff.

Contact: Lyn Corbett, Office of Youth Development, (916) 808-8849.

Action: Public comment in opposition given by Brent Meyer, Michael Islas, Monica Jones, Roger Swearingen and Linda Roberts.

Public comment in support given by Assemblymember Dave Jones, Matt Kelly, Victoria Harris, Greg Wolfe, Deanna Hanson, Erika Green, Corey Pyhaita, Juanita Curranco, Theresa Sanchez, Pow Vang, Howard Lawrence, Richard Gouniver, Derryll Jenkins, Maurice Read, Rashea Allen, Jameel Pugh, Richard Cohen, Mayra Fabela, Sayuri Sakamoto, Ronald Montez, Jim Vetter, Trisha Stanionis, Breanna Taylor, Charday Adams, Johon Fox, Tanya Wilson, Keenen Smith, Trino Savalo, Hanna Robinson, Michael O'Leary, Patricia Hill, Maggie Elvey, Rhonda Erwin, Crandal Rankins, Sammie Lawrence, Elizabeth Miller, Debbie Lowe, Greg Wolfe, Christopher Hahn, Charday Adams, Keenan Smith, Sheilah Garcia, Seetha Ream-Rao, Enoch Yeung, Presson

Yang, Kenneth Muhammad, Denae Sydnor, Jameel Pugh, Amina Azeez, Gustayo Arroyo, Derrell Roberts.

Moved, seconded, carried (McCarty/Tretheway; Abstain – Hammond; Noes – Sheedy/Waters; Absent - Cohn) to direct staff to return on July 29, 2008 with required documents for Council consideration for placement on November 4, 2008 ballot.

32. (Housing Authority/Redevelopment Agency) Riverview Plaza Project
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 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.

Action: Continued to July 29, 2008.

33. K Street Streetscape Project (B18217000) [2/3 Vote Required]
Location: (District 1)

Recommendation: Adopt a **Resolution**: 1) approving suspension of competitive bidding for a General Contractor for the K Street Streetscape Project as in the best interests of the City, and 2) directing staff to issue a Design/Build Request for Qualifications (RFQ) for the K Street Streetscape Project (B18217000) phase one improvements.

Contact: Melissa Anguiano, Economic Development Project Manager, (916) 808-5864; Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development Department.

Action: No public comment. Moved, seconded, carried (Tretheway/Fong; Absent - Cohn) to adopt Resolution No. 2008-523.

34. Municipal Bond Rating Reform
Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Treasurer to take appropriate actions in support of municipal bond rating reform.

Contact: Kimberlee Gladen, Senior Debt Analyst, (916) 808-2675, Russell T. Fehr, City Treasurer, (916) 808-5832, Office of the City Treasurer.

Action: No public comment. Moved, seconded, carried (Fong/Hammond; Absent - Cohn) to adopt Resolution No. 2008-524.

Public Comments-Matters Not on the Agenda – None.

Council Comments-Ideas, Questions and Meeting/Conference Reports

a. Board/Commission Appointments-None.
b. Reports Back -- None.
c. Meeting/Conference Reports -- None.

Closed Session

City Council

a. Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. Weisker v. City of Sacramento, Worker's Compensation Appeals Board Case Nos. SAC 0346893 and SAC 0350653.

b. Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. Bik v. City of Sacramento, Sacramento County Superior Court Case No. 34-2007-00883225.

c. Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. HJTA v. City of Sacramento; Sacramento County Superior Court Case No. 07CS00810.

Redevelopment Agency of the City of Sacramento

d. **Pursuant to Government Code section 54956.8 for a matter pertaining to real property negotiations. Authorization to negotiate with Zeiden Properties, Inc. the acquisition of the real properties located at 708 K Street, 1111 7th Street and 1113 7th Street. The purpose is to confer with the Agency's chief negotiators, John Dangberg and Leslie Fritzsche regarding the price, terms and conditions of the acquisitions.**

Recess to Closed Session - 3:35 p.m.

Reconvene – 6:00 p.m.

Roll Call - A regular meeting of the Sacramento City Council was called to order by Mayor Fargo at 6:22 p.m. Tuesday, July 22, 2008 at the Sacramento City Hall Council Chamber. Councilmember Cohn absent.

Pledge of Allegiance – Mayor Fargo.

Closed Session Report – None.

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)).

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

Public Hearings (Items 35 - 37)

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

35. **Natomas Landing (P99-091)** (Noticed on 5-30-08)
Location: Northeast corner of Del Paso Road and El Centro Road (District 1)

Recommendation: Continue to August 19, 2008.

Contact: David Hung, Associate Planner, (916) 808-5530; Lindsey Alagozian, Senior Planner, (916) 808-2659, Development Services Department.

Action: No public comment. Moved, seconded, carried (Tretheway/Fong; Absent - Cohn) to continue to August 19, 2008.

36. Councilmember Call-up of Planning Commission decision of Budget Inn Conversion (P07-167)
Location: 5321 Stockton Blvd, Assessor's Parcel Number 023-0211-025, (District 5)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** determining the project exempt under CEQA Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures); and 2) a **Resolution** approving a Special Permit to convert a motel into a 75 unit residential hotel (SRO).

Contact: Stephanie Hockman, Junior Planner, (916) 808-7497; Nedzlene Ferrario, Senior Planner, (916) 808-7826

Action: No public comment. Moved, seconded, carried (Hammond/Sheedy; Absent - Cohn) to close the public hearing and adopt Resolution Nos. 2008-525 and 2008-526 as amended.

37. Councilmember Call-up of Design Commission decision of Budget Inn Conversion (DR07-405)
Location: 5321 Stockton Blvd, Assessor's Parcel Number 023-0211-025, (District 5)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** determining the project exempt under CEQA Guidelines Section (Existing Facilities) 15303 (New Construction or Conversion of Small Structures); and 2) a **Resolution** approving the proposed Design Review conditions of approval.

Contact: Ryan DeVore, Senior Engineer (916) 808-8860; Luis Sanchez, Senior Architect (916) 808-5957

Action: No public comment. Moved, seconded, carried (Hammond/Sheedy; Absent - Cohn) to close the public hearing and adopt Resolution Nos. 2008-527 and 2008-528.

Public Comments-Matters Not on the Agenda

a. Tracy Roberts – Sutter Construction Project health hazards
b. Thomas Kirk – Sutter Construction Project health hazards
c. Kim Glazzard – West Nile spraying hazards
d. Amy Barden – West Nile spraying hazards

Council Comments-Ideas, Questions and Meeting/Conference Reports

a. Board/Commission Appointments-None.
b. Reports Back
   1. McCarty – requested Law and Legislation Committee review ordinance requiring menu labeling by all Sacramento restaurants
   2. McCarty – requested City Manager and City Treasurer review a possible solar program for Sacramento based on Berkeley's model.
c. Meeting/Conference Reports – None.

Adjournment – 9:55 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the July 22, 2008 meeting as approved by the Sacramento City Council.

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Shirley Concolino, City Clerk