



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

# Agenda

**Tuesday, February 24, 2009**

**City Hall-915 I Street, 1<sup>st</sup> 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, Vice-Mayor, 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

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## **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)

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# AGENDA

**Tuesday, February 24, 2009**

***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**

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

### **Consent Calendar (Items 1 - 21)**

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 10, 2009**

**Location:** (Citywide)

**Recommendation:** Approve the afternoon and evening City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for February 10, 2009.

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

2. **Open an Application Period for Various Boards and Commissions**

**Location:** (Citywide)

**Recommendation:** Open an application period for the Community Racial Profiling Commission to open 02/25/09 with applications due 03/27/09.

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

3. **2009 Updated Conflict of Interest Code (Continued from 2-17-09)**

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution 1**) adopting the Conflict of Interest Code for the City of Sacramento; and 2) repealing Resolution 2008-092.

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

## Consent Calendar (Continued)

4. **(Redevelopment Agency/City Council) Hotel Berry Acquisition and Relocation Project**  
**Location:** 729 L Street, Merged Downtown Sacramento Redevelopment Project Area (District 1)  
**Recommendation:** Adopt 1) a **Redevelopment Agency Resolution** a) authorizing the purchase of the Hotel Berry including all real and personal property; b) amending the 2009 Agency budget to transfer \$1,850,000 from the Single Room Occupancy (SRO) Residential Hotel Project to the Project; c) authorizing the transfer of \$450,000 of 2005 Taxable Tax Allocation Bonds from the Hotel Berry Conditional Grant to the Project; d) authorizing the defunding of \$450,000 of one-time Mental Health Services Act (MHSA) funds from the Hotel Berry Project; e) authorizing the Executive Director, or designee, to take all actions reasonably necessary to purchase and maintain all real and personal property; f) authorizing the Executive Director, or designee, to enter into a management contract with the John Stewart Company; g) authorizing the Executive Director, or designee, to take all actions reasonably necessary to terminate agreements with the property owner, The Trinity Housing Foundation; and h) approving the Relocation Plan for eligible tenants; and 2) a **City Council Resolution** approving the Relocation Plan for eligible tenants.  
**Contact:** Christine Weichert, Assistant Director, Housing and Community Development, (916) 440-1353, Diane Luther, Assistant Director, Housing and Community Development, (916) 440-1362, Sacramento Housing and Redevelopment Agency.
5. **Performing Arts Facility Study**  
**Location:** (Citywide)  
**Recommendation:** Adopt a **Resolution** 1) accepting the Performing Arts Facility Study completed by Economics Research Associates; and 2) utilizing the report's recommendations and criteria as necessary for future proposed projects.  
**Contact:** Barbara Bonebrake, Director, (916) 808-7733, Convention, Culture and Leisure Department.
6. **Request for Proposals (RFP): Old Sacramento Solid Waste Collection and Diversion Programs (PN: P074360001)**  
**Location:** Old Sacramento (District 1)  
**Recommendation:** Adopt a **Resolution** 1) rejecting all proposals received April 13, 2007 for the Old Sacramento Solid Waste Collection and Diversion Programs RFPs; and 2) directing the City Manager or his designee to revise the RFP to clarify the project goals and implementation plan and return to Council for approval at a future date.  
**Contact:** Natalie Birk, Old Sacramento Historic District Manager, (916) 808-8209, Convention, Culture and Leisure Department.

## Consent Calendar (Continued)

- 7. Agreement: Accession and Curation of East End Project Documents and Artifacts**  
**Location:** Sacramento Archives and Museum Collection Center (SAMCC) (District 1)  
**Recommendation:** Adopt 1) a **Resolution** a) approving and authorizing the City Manager, or his designee, to execute a Deed of Gift and Curation Agreement between the City of Sacramento and the State of California accepting artifacts and documents recovered during the Capitol Area East End Complex excavation into the City's permanent collection for curation; and b) authorizing the City Manager to establish a multi-year operating project for the \$86,350 in funding from the State of California once the Deed of Gift and Curation Agreement is executed.  
**Contact:** Marcia Eymann, History and Science Manager, Barbara E. Bonebrake, Director, (916) 808-7733, Convention, Culture and Leisure Department.
- 8. Review and Approval of the Municipal Legislation Log**  
**Location:** (Citywide)  
**Recommendation:** Receive and file.  
**Contact:** Michelle Heppner, Special Projects Manager, (916) 808-1226, Office of the City Manager.
- 9. (Pass for Publication) Interim Ordinance: Alternative Development Standards for Single Family and Two Family Residential Structures in the East Sacramento Neighborhood (M06-035)**  
**Location:** (District 3)  
**Recommendation:** 1) Review an Ordinance repealing Ordinance No. 2007-026 and establishing interim regulations pertaining to lot coverage, massing and scale and front yard setbacks in the East Sacramento neighborhoods; and 2) pass for publication the Ordinance title as required by City Charter 32c to be adopted March 3, 2009.  
**Contact:** William Crouch, Urban Design Manager, (916) 808-8013, David Kwong, Planning Manager, (916) 808-2691, Development Services Department.
- 10. (Redevelopment Agency/City Council) Contract Amendment/Agreement: Railyards Redevelopment Project Area**  
**Location:** Railyards Redevelopment Area (District 1)  
**Recommendation:** Adopt 1) a **Redevelopment Agency Resolution** a) authorizing the Executive Director or her designee to enter into a Loan Agreement between the City of Sacramento and the Redevelopment Agency of the City of Sacramento in the amount of \$300,000 from the City's Parking Enterprise Fund for the Project Area; b) increasing the budget for predevelopment activities and administrative costs for the Project Area by \$300,000; and c) authorizing the Executive Director or her designee to amend the existing contract with Stoel Rives, LLP to increase the budget by \$250,000 for legal services

## Consent Calendar (Continued)

related to the Project Area; and 2) a **City Council Resolution** authorizing the City Manager or his designee to enter into a Loan Agreement between the City of Sacramento and the Redevelopment Agency of the City of Sacramento in the amount of \$300,000 from the City's Parking Enterprise Fund for the Project Area.

**Contact:** Denise Malvetti, Senior Project Manager, (916) 808-7064, Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development Department.

### 11. **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 10, 2009 for objections to be heard and given due consideration.

**Contact:** Troy Malaspino, Assistant Chief, Fire Marshal, (916) 808-1300, Sabrina Burigay-Wilson, Account Clerk II, (916) 808-8061, Fire Department.

### 12. **Report Back and Contract Extension: Unarmed Security Guard Services**

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** 1) authorizing the City Manager or the City Manager's designee to execute a one-year extension of City Contract No. 2008-032 with National Security Services, Inc.; and 2) authorizing the City Manager or the City Manager's designee to execute the three remaining one-year renewal options as needed, not to exceed a total contract term of five years from March 24, 2008, provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s).

**Contact:** Craig Lymus, Interim Procurement Services Manager, (916) 808-5524, General Services Department.

### 13. **Supplemental Agreements: Samuel C. Pannell Meadowview Community Center Toxics Clean Up Projects (C13000202 and C13000203)**

**Location:** 2450 Meadowview Road (District 8)

**Recommendation:** Adopt a **Resolution** 1) authorizing the City Manager or the City Manager's designee to execute Supplemental Agreement No. 3 to City Agreement 2004-0359 with Sierra Environmental Sampling to sample the groundwater monitoring wells and groundwater treatment system in an amount not to exceed \$80,500; 2) authorizing the City Manager or the City Manager's designee to execute Supplemental

## Consent Calendar (Continued)

Agreement No. 3 to City Agreement 2004-0962 with Excel Environmental Labs, Inc. to analyze groundwater samples to determine the concentration of contaminants in an amount not to exceed \$73,520; 3) authorizing the City Manager or the City Manager's designee to execute Supplemental Agreement No. 3 to City Agreement No. 2004-0011 with John J. Tomko to provide technical and administrative services for groundwater monitoring, cleanup activities, and ground reimbursement in an amount not to exceed \$164,400; and 4) restoring the City Manager's signature authority for this project.

**Contact:** Karl Kurka, Environmental Program Manager, (916) 808-8430, Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

**14. Change Order: Pocket-Greenhaven Library Project (B13000500)**

**Location:** 7335/7345 Gloria Drive (District 7)

**Recommendation:** Adopt a **Resolution** authorizing the City Manager or the City Manager's designee to execute Change Order No. 1 to Contract No. 2008-223 with Regent Development, Inc. to maintain program function, retain the building square footage, achieve a LEED Silver rating, and maintain the architectural design of the Library in an amount not to exceed \$300,000; and 2) resetting the City Manager's signature authority.

**Contact:** Jeff Blanton, Associate Architect, (916) 808-8423, Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

**15. Robbie Waters Pocket-Greenhaven Library**

**Location:** (District 7)

**Recommendation:** Adopt a **Resolution** approving the naming of the Robbie Waters Pocket-Greenhaven Library.

**Contact:** Cassandra H.B. Jennings, Assistant City Manager, (916) 808-8888, Office of the City Manager, Vincene R. Jones, Director of Neighborhood Services Department, (916) 808-5072, Neighborhood Services Department.

**16. Agreements: Carl R. Hansen Teen Center Project (L19009000)**

**Location:** 521 Cleveland Avenue (District 1)

**Recommendation:** Adopt a **Resolution** 1) establishing a new Capital Improvement Program (CIP) for Stanford Settlement, Inc. for the project; 2) authorizing the City Manager or his designee to execute the agreement relating to the Stanford Settlement Carl. R. Hansen Teen Center Regarding a \$500,000 Capital Improvement Grant and use of 1.2 million dollars from the South Natomas Community Infrastructure Fund and to accept a deed of trust to secure the obligations in the agreement; 3) waiving, for the purposes of this project only, the policy directive that CRCIP bond funds will not be advanced until such time that fifty percent (50%) of the needed external funding is achieved; and 4) appropriating \$1.2 million from Fund 2020 (South Natomas Community Infrastructure Fund) for the project.

## Consent Calendar (Continued)

**Contact:** Tim Hopper, Administrative Officer, (916) 808-8173, J.P. Tindell, Park Planning & Development Manager, (916) 808-1955, Parks and Recreation Department.

**17. Supplemental Agreement: Track Relocation Project (T15029005)**

**Location:** In the Railyards Specific Plan area between I Street Bridge and Seventh Street (District 1)

**Recommendation:** Adopt a **Resolution** 1) approving Supplemental Agreement No. 3 to City Agreement No. 2008-0034 with TranSystems for the completion of the preliminary engineering of the project in an amount not to exceed \$651,741; and 2) resetting the City Manager's authority.

**Contact:** Jon Blank, Supervising Engineer, (916) 808-7914, Hinda Chandler, Senior Architect, (916) 808-8422, Transportation Department.

**18. Summary Vacation: Portions of the Irrevocable Offer of Dedication Adjacent to East Commerce Way**

**Location:** East side of East Commerce Way at Natomas Crossing Drive in North Natomas (District 1)

**Recommendation:** Adopt a **Resolution** vacating the Irrevocable Offer of Dedication of right of way located on the east side of East Commerce Way.

**Contact:** Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Thomas Adams, Engineering Technician, (916) 808-7929.

**19. Xandria Neighborhood Traffic Management Program Project (S15071133)**

**Location:** Generally bound by Bell Avenue on the north, Raley Boulevard on the east, Jessie Avenue on the south and Dry Creek Road on the west (District 2)

**Recommendation:** Adopt a **Resolution** approving the Xandria Neighborhood Traffic Management Plan (NTMP) Project - Phase 1 Traffic Calming Plan.

**Contact:** Cindy Bates, Program Analyst, (916) 808-6738, Angie Louie, Senior Engineer. (916) 808-7921, Transportation Department.

**20. Supplemental Agreement: Lower American River Gravel Monitoring Project (G14000200)**

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** authorizing the City Manager to execute Supplemental Agreement No. 1 to City Agreement 2008-0797 with S.P. Cramer & Associates, Inc., to perform additional technical work for the project through June 2009 in an amount not to exceed \$34,000.

**Contact:** Kathy Howard, Administrative Analyst (916) 808-1995, Sarah Foley, Program Manager (916) 808-1997, Utilities Department.

## Consent Calendar (Continued)

21. **(Pass for Publication) Ordinance: Processing Fee for Utility Service Accounts**  
**Location:** (Citywide)

**Recommendation:** 1) Review a new Ordinance adding section 13.04.735 to the Sacramento City Code, to authorize the collection of an administrative processing fee when a customer establishes a new account or makes changes to an existing account; and 2) pass for publication the Ordinance title as required by Sacramento City Charter § 32(c) to be adopted March 3, 2009.

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

## Public Hearings (Items 22 and 23)

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

22. **(City Council/Redevelopment Agency) Agreement: 1012 -1022 K Street Rehabilitation Project [To Be Delivered]** (Noticed on 2-4-09 and 2-11-09)  
**Location:** 1012-1022 K Street, southeast corner of 10<sup>th</sup> and K Streets, Central Business District (District 1)

**Recommendation:** Conduct a public hearing and upon conclusion, adopt 1) a **Redevelopment Agency Resolution:** a) approving the California Environmental Quality Act Exemption for the project; b) approving the project concept for the renovation of buildings at 1012 - 1022 K Street for three entertainment venues and a fourth entertainment use at 1012 K Street to be identified within the next nine months; c) authorizing the approval of a Disposition and Development Agreement (DDA) and related legal documents with 1012 K Street, LLC (Developer) to provide land and \$5,400,000 in assistance; d) determining that the Agency's obligations to abate hazardous materials and perform the soft demolition work are interrelated with the Developer's work and that such work cannot be practically done under a separate contract and therefore will be performed by the Developer; e) authorizing the approval of a Reimbursement Agreement to fund abatement and interior demolition expenses incurred by the Developer up to \$291,500; f) allocating \$5,691,500 from the Merged Downtown Funds (Sheraton Proceeds) to the 1012-1022 K Street Building Renovation Project; and g) establishing the financial participation arrangement for the project that allows the Agency to receive income once the Developer receives a cumulative 12% Return on Adjusted Costs; and 2) a **City Council Resolution** approving the Agency's sale of property at 1012-1022 K Street .

**Contact:** Beth Tincher, Senior Project Manager, (916) 808-7730, Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development Department.

## Public Hearings (Continued)

23. **(City Council/Housing Authority/Redevelopment Agency) Agreements/Contracts: Neighborhood Stabilization Program (NSP)** (Noticed 1-23-09)

**Location:** Targeted areas throughout the City

**Recommendation:** Conduct a public hearing and upon conclusion adopt 1) a **City Council Resolution** a) authorizing the Sacramento Housing and Redevelopment Agency (SHRA) to amend and submit changes to the NSP in the 2009 One-Year Action Plan to the U.S. Department of Housing and Urban Development (HUD); b) authorizing the City Manager and SHRA Executive Director to execute agreements and contracts with the appropriate entities to carry out the NSP; c) authorizing SHRA to establish and implement the Vacant Property Program, Morrison Creek Estates Project, and the Property Recycling Program to undertake NSP activities; and d) to amend the SHRA Budget accordingly; 2) a **Housing Authority Resolution** and **Redevelopment Agency Resolution** authorizing the ability to purchase and rehabilitate foreclosed properties in accordance with NSP.

**Contact:** Lisa Bates, Deputy Executive Director, (916) 440-1319, Chris Pahule, Assistant Director, (916) 440-1350, Sacramento Housing and Redevelopment Agency.

## Staff Reports (Items 24 - 28)

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

24. **(City Council/Redevelopment Agency) Agreements: Greyhound Terminal Project at 420 Richards Boulevard**

**Location:** River District (District 1)

**Recommendation:** Adopt a 1) **City Resolution** adopting the Mitigated Negative Declaration and the Mitigation Monitoring Plan for a proposed Greyhound Lines, Inc. Terminal at 420 Richards Boulevard; and 2) **City Resolution** a) authorizing the City Manager to enter into a Lease with Greyhound Lines, Inc. for the terminal; b) approving the allocation of \$4 million of Sheraton Hotel sale proceeds for the construction of the terminal; and c) authorizing the City Manager to enter into a Memorandum of Understanding (MOU) with the Downtown Sacramento Revitalization Corporation; and 3) **Redevelopment Agency Resolution** authorizing the Executive Director to enter into an Agreement with Greyhound Lines, Inc. for the expenditure of \$50,000 in Merged Downtown Tax Increment funds to allow Greyhound's relocation from the existing L Street Terminal to a City-owned facility at 420 Richards Boulevard.

**Contact:** Rachel Hazlewood, Senior Project Manager, (916) 808-8645, Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development Department.

## Staff Reports (Continued)

25. **(City Council/Redevelopment Agency) Del Paso Heights Redevelopment Project Area**  
**Location:** (District 2)  
**Recommendation:** Adopt 1) a **Redevelopment Agency Resolution** approving and adopting the proposed Eleventh Amendment to the Redevelopment Plan for the Del Paso Heights Redevelopment Project transmitting it to the City of Sacramento (City) Council; and 2) a **City Council Resolution** acknowledging receipt of the proposed Eleventh Amendment to the Redevelopment Plan for the Project from the Redevelopment Agency of the City of Sacramento and the Agency's Report to the City Council concerning said Eleventh Amendment.  
**Contact:** Lisa Bates, Deputy Executive Director, (916) 440-1316, Chris Pahule, Assistant Director, Community Development, (916) 440-1350, Sacramento Housing and Redevelopment Agency.
26. **Letter of Intent: Use of the Northern Portion of the Sacramento Regional County Sanitation District Bufferlands for a Regional Park**  
**Location:** Between the North Beach Lake Levee and the proposed extension of Cosumnes River Boulevard, Interstate 5 and Franklin Boulevard (Delta Shores Project Area) (District 7)  
**Recommendation:** Adopt a **Resolution** authorizing the City Manager to sign the Letter of Intent between the Sacramento Regional County Sanitation District and the City regarding use of the northern portion of the Sacramento Regional Wastewater Treatment Plant Bufferlands for a regional park.  
**Contact:** Mary de Beauvieres, Principal Planner, (916) 808-8722, J.P. Tindell, Park Planning and Development Manager, (916) 808-1955, Parks and Recreation Department.
27. **The Annual Internal Audit Workplan for Calendar Year 2009** (Continued from 2-17-09) **[To Be Delivered]**  
**Location:** (Citywide)  
**Recommendation:** Adopt a **Resolution** approving the annual internal audit workplan for Calendar Year 2009.  
**Contact:** Marty Kolkin, City Auditor, (916) 808-5704, Office of the City Manager.
28. **Workshop: Water Conservation (To Be Delivered)**  
**Location:** (Citywide)  
**Recommendation:** Receive and file.  
**Contact:** Jessica Hess, Media and Communications Specialist, (916) 808-8260, Utilities Department and Marty Hanneman, Assistant City Manager, (916) 808-7508, Office of the City Manager.

## Public Comments-Matters Not on the Agenda

## Recess

## 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)).

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

## Staff Reports (Items 29)

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

- 29. Workshop: 2009-10 Budget Development [To Be Delivered]**  
**Location:** (Citywide)  
**Recommendation:** Receive and provide direction to staff.  
**Contact:** Leyne Milstein, Finance Director, (916) 808-8491, Finance Department.

## Public Comments-Matters Not on the Agenda

## Council Comments-Ideas, Questions and Meeting/Conference Reports

## Adjournment