



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

Agenda

Tuesday, January 12, 2010

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

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

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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 on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard 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 available on the City's Website and located in racks inside the chamber and should be completed and submitted to the Assistant 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 and estimated time for 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.

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AGENDA

Tuesday, January 12, 2010

City Hall – 915 I Street- First Floor Council Chamber

All items listed are heard and acted upon by the Sacramento City Council unless otherwise noted.

Open Session - 6:00 p.m.

Roll Call

Pledge of Allegiance

Closed Session Report

Special Presentations/General Communications

- a. **Martin Luther King 365 March and Celebration Update**
- b. **Youth of the Month**

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

Public Comments-Matters Not on the Agenda (2 minutes per speaker)

Consent Calendar (Items 1 - 11) **Estimated Time: 5 minutes**

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. Election to Fill a Seat on the Retirement Hearing Commission

Location: (Citywide)

Recommendation: Receive and file.

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

Consent Calendar (Continued)

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

Location: (Citywide)

Recommendation: Open an application period for: 1) Sacramento Disabilities Advisory Committee to open 01/13/10 with applications due 02/12/10; 2) Sacramento Heritage, Inc. Board of Directors to open 01/13/10 with applications due 02/12/10; 3) Compensation Commission to open 01/13/10 with applications due 02/12/10; 4) 65th Street Redevelopment Advisory Committee to open 01/13/10 with applications due 02/12/10 and 5) Board of Plumbing Examiners to open 01/13/10 with applications due 02/12/10.

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

3. **(City Resolution/Redevelopment Agency) Elvas Avenue Landscaping Project**

Location: 5907 Elvas Avenue to City Pump Station (District 3)

Recommendation: Adopt 1) a **City Resolution** a) establishing a capital improvement project for Elvas Avenue Landscaping Project (T15105500) b) amending the FY2009/10 CIP budget by appropriating \$125,000 in 2006 Tax Exempt Bond funds to the project; c) authorizing the City Manager to enter into an Individual Project Agreement (IPA) for project; and d) making related findings. 2) a **Redevelopment Agency Resolution** a) amending the 2010 Sacramento Housing and Redevelopment Agency (SHRA) budget defunding the Project-Phase I by \$125,000 and re-allocating funds to the project; b) authorizing the Executive Director to execute an IPA with the City of Sacramento in the amount of \$125,000 for the project; and c) making related findings.

Contact: Chris Pahule, Assistant Director, Community Development, (916) 440-1350, Celia Yniguez, Program Manager, (916) 440-1399 x1401, Sacramento Housing and Redevelopment Agency, Tim Mar, Supervising Engineer, (916) 808-7531, Transportation Department.

4. **(City Resolution/Redevelopment Agency) Redding Avenue Alternative Mode Improvements Project**

Location: Redding Avenue from Q Street to South of 4th Avenue (Districts 3 and 6)

Recommendation: Adopt 1) a **City Resolution** a) amending the FY 2009/10 CIP budget by appropriating \$68,000 in 65th Street Redevelopment Area Development Assistance and \$50,000 in 65th Street Redevelopment Area Pre-Development Services funding to the Redding Avenue Alternative Mode Improvements Project (T15065800); b) authorizing the City Manager to amend an Individual Project Agreement (IPA) for project; and c) making related findings; 2) a **Redevelopment Agency Resolution** a) amending the 2010 Sacramento Housing and Redevelopment Agency (SHRA) budget by allocating \$68,000 in 65th Street Redevelopment Area Development Assistance and \$50,000 in 65th Street Redevelopment Area Pre-Development Services funding to the project; b) authorizing the Executive Director to amend the IPA with the City of Sacramento in the amount of \$118,000 for the project; and c) making related findings.

Consent Calendar (Continued)

Contact: Chris Pahule, Assistant Director, Community Development, (916) 440-1350, Celia Yniguez, Program Manager, (916) 440-1399 x1401, Sacramento Housing and Redevelopment Agency, Tim Mar, Supervising Engineer, (916) 808-7531, Transportation Department.

5. **(Redevelopment Agency) Demolition and Replacement Housing Plans for 3640 and 3648 5th Avenue**

Location: 3640 & 3648 5th Avenue; Oak Park Redevelopment Project Area (District 5)

Recommendation: Adopt a **Redevelopment Agency Resolution** a) authorizing the Executive Director or her designee, to take all actions reasonably necessary to demolish the structures located at 3640 and 3648 5th Avenue; b) approving the Replacement Housing Plan for the two properties; c) making related findings

Contact: Chris Pahule, Assistant Director, Community Development, (916) 440-1350, Sacramento Housing and Redevelopment Agency.

6. **City Council/Redevelopment Agency) Approval of Tax Increment Loans for Norwood Avenue Apartments and Norwood Estates**

Location: 3257 Norwood Avenue and 402 Carroll Avenue; 3351 Norwood Avenue (District 2)

Recommendation: Adopt 1) a **Redevelopment Agency Resolution** a) approving a loan commitment of up to \$1,250,000 including up to \$412,680 of Alkali Flat Low/Moderate Tax-exempt Tax Increment Housing Set-aside funds and up to \$837,320 of North Sacramento Low/Moderate Tax-exempt Tax Increment Housing Set-aside funds for the acquisition, rehabilitation, and permanent financing of the Norwood Avenue Apartments; b) reallocating \$333,000 of North Sacramento Low/Moderate Tax-exempt Tax Increment Housing Set-aside funds to the Norwood Avenue Apartments project from the Norwood Estates project to replace City Home Investment Partnership Program (HOME) funds being de-funded; c) authorizing the Executive Director or her designee to execute the attached commitment letter; d) approving the consolidation and restructuring of existing Tax Increment and Community Development Block Grant (CDBG) loans in the combined amount of approximately \$950,000 and assumption of the debt by Norwood Housing Associates, L.P.; e) approving the transfer of the property to Norwood Housing Associates, L.P.; and f) approving the attached Owner Participation Agreement and authorizing the Executive Director to execute the agreement and related documents, including loan documents, with Norwood Housing Associates, L.P., or related entity for the Norwood Avenue Apartments project; 2) a **Redevelopment Agency Resolution** a) approving a loan commitment of up to \$1,750,000 including up to \$1,183,000 of Aggregate Low/Moderate Tax Increment Housing Set-aside funds, up to \$300,000 of Alkali Flat Low/Moderate Tax-exempt Tax Increment Housing Set-aside funds, up to \$172,442 of Del Paso Heights Low/Moderate Tax Increment funds, and up to \$94,558 of North Sacramento Low/Moderate Tax-exempt Tax Increment Housing Set-aside funds for the rehabilitation and permanent financing of Norwood Estates; b) approving an allocation of \$783,000 of Aggregate Low/Moderate Housing Set-aside funds to the Norwood Estates project replacing HOME funds to be de-funded; c) de-funding \$333,000 of North Sacramento Low/Moderate Tax-exempt Tax Increment Housing

Consent Calendar (Continued)

Set-aside funds from the Norwood Estates project for the purpose of reallocating to the Norwood Avenue Apartments project; d) authorizing the Executive Director or her designee to execute the attached commitment letter; and e) approving the attached Owner Participation Agreement and authorizing the Executive Director to execute the agreement and related documents, including loan documents, with Norwood Housing Associates, L.P., or related entity for the Norwood Estates project; 3) a **City Resolution** a) de-funding \$333,000 in City HOME funds from the Norwood Avenue Apartments project; b) approving the consolidation and restructuring of existing Tax Increment and CDBG loans in the combined amount of approximately \$950,000 and assumption of the debt by Norwood Housing Associates, L.P.; c) approving the transfer of the property to Norwood Housing Associates, L.P., d) authorizing the Sacramento Housing and Redevelopment Agency (Agency) to execute the attached commitment letter; and e) authorizing the Agency to execute loan documents; and 4) a **City Resolution** a) de-funding \$450,000 in City HOME funds from the Norwood Estates project.

Contact: Christine Weichert, Assistant Director, Housing and Community Development, (916) 440-1353, Jeree Glasser Hedrick, Program Manager, Housing and Community Development, (916) 440-1302, Sacramento Housing and Redevelopment Agency.

7. **Lead Collaborative Entities to Apply for State Energy Program Funds on Behalf of the City of Sacramento**

Location: (Citywide)

Recommendation: Adopt 1) a **Resolution** a) authorizing the County of Sacramento to apply for up to \$1.3 million in State Energy Program funding for Assembly Bill (AB) 811 projects on behalf of the City; and b) if recommended for funding, authorizing the County of Sacramento to accept a grant award on behalf of the City and to enter into all necessary contracts and agreements, and amendments thereto, on its behalf to implement the grant; and 2) a **Resolution** a) authorizing Sacramento Municipal Utility District (SMUD) to apply for up to \$20 million in State Energy Program funding for residential energy efficiency rebates on behalf of the City; and b) if recommended for funding, authorizing SMUD to accept a grant award on behalf of the City and to enter into all necessary contracts and agreements, and amendments thereto, on its behalf to implement the grant.

Contact: Yvette Rincon, Sustainability Program Manager, (916) 808-5827, General Services Department.

Consent Calendar (Continued)

8. Contract: Park Maintenance at Six Parks in North Natomas

Location: (District 1)

Recommendation: Adopt a **Resolution** 1) awarding a contract for park landscape maintenance services to Roush Landscape Services in an amount not to exceed \$103,020 for a 12-month period, with the option to extend for up to two additional 12-month terms and a total amount not to exceed \$322,000 if all extension options are exercised; 2) requiring Contractor to pay salaries and benefits for services performed under the contract as described in the City's Living Wage Ordinance regardless of dollar value of the contract or the number of Contractor's employees; and, 3) authorizing the City Manager or his designee to execute the contract and renewal options, provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s), and authorizing the Procurement Services Manager upon such execution to issue Purchase Orders, as necessary, to Roush Landscape Services.

Contact: Dan Giammona, Park Operations Manager, (916) 808-4070, Barbara Collins, Administrative Officer, (916) 808-1956, Parks and Recreation Department.

9. Contract: North Laguna Creek Park Pond Renovation and Irrigation System Upgrades (L19142100)

Location: 6400 Jacinto Avenue (District 8)

Recommendation: Adopt a **Resolution** 1) approving the contract specifications for the project and awarding the contract to PBM Construction, Inc. to renovate the existing pond and make improvements to the existing irrigation system for an amount not to exceed \$199,587; and 2) authorizing the City Manager to execute the contract.

Contact: Roy Tatman, Associate Landscape Architect, (916) 808-5326, J.P. Tindell, Park Planning and Development Manager, 808-1955, Parks and Recreation Department.

10. Summary Vacation: Portion of the Right of Way on Folsom Boulevard

Location: At the rear of the lot located at 5625 Folsom Boulevard (District 3)

Recommendation: Adopt a **Resolution** vacating a portion of the Right of Way on Folsom Boulevard.

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

Consent Calendar (Continued)

11. **On-Street Angled Parking Program (\$15101500)**
Location: O Street between 18th Street and 19th Street; and O Street between 20th Street and 21st Street (District 3)
Recommendation: Adopt a **Resolution** approving implementation of on-street angled parking along O Street between 18th Street and 19th Street, and O Street between 20th Street and 21st Street.
Contact: Zarah Bringas, Assistant Civil Engineer, (916) 808-8494, Samar Hajeer, Senior Engineer, (916) 808-7808, Transportation Department.

Public Hearings (Item 12)

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

12. **Estimated Time: 15 minutes**
Resolution to Join the CaliforniaFIRST Program (Noticed on 1-6-10)
Location: (Citywide)
Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution** 1) authorizing the City to join the CaliforniaFIRST Program to provide financing for renewable energy and energy efficiency improvements to property owners; 2) authorizing the California Statewide Communities Development Authority to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments with the City; and 3) authorizing related actions.
Contact: Yvette Rincon, Sustainability Program Manager, (916) 808-5827, General Services Department.

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment