



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

# Agenda

**Thursday, June 10, 2010**

**6:00 P.M.**

**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, District 5  
Kevin McCarty, District 6  
Robbie Waters, Vice Mayor, District 7  
Bonnie Pannell, District 8

## CHARTER OFFICERS

Eileen Teichert, City Attorney  
Shirley Concolino, City Clerk  
Gus Vina, Interim 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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Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.

# AGENDA

Thursday, June 10, 2010

6:00 P.M.

*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. Youth of the Month Presentation
- b. Recognition of the Macedonia Baptist Church for their 60<sup>th</sup> Anniversary

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 - 16) **Estimated Time: 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. **(City Council/Financing Authority/Housing Authority/Redevelopment Agency) Approval of Minutes for May 25, 2010.**

**Location:** (Citywide)

**Recommendation:** Approve the City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for May 25, 2010.

**Contact:** 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 the Ann Land/Bertha Henschel Memorial Fund Commission on 06/11/10 with applications due 07/09/10.

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

### 3. **Confirmation of Board and Commission Appointments**

**Location:** (District 5)

**Recommendation:** Confirmation of board/commission appointments to the Stockton Boulevard Redevelopment Advisory Committee – Elgin Bradley (Category E).

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

### 4. **Initiation of Proceedings: Mack Road Property and Business Improvement**

**District (PBID) No. 2010-02** (Continued from 5-25-10; 6-01-10)

**Location:** Mack Road Commercial Corridor (District 8)

**Recommendation:** Adopt a **Resolution** of Intention establishing the Mack Road PBID.

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

### 5. **Contract: Redding Avenue Park (L19150100)**

**Location:** 3004 Redding Avenue (District 6)

**Recommendation:** Adopt a **Resolution** 1) transferring \$117,330 of Proposition 40 Per Capita Grant Funds, Fund 3704, from Earl Warren Park Improvements (L19173000) to L19150100; and 2) approving the contract plans and specifications for the development of Redding Avenue Park and awarding the contract to JM Slover, Inc. for an amount not to exceed \$293,940.

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

### 6. **Supplemental Agreement: Master Services Agreement for On-Call Materials Testing** (Continued from 6-1-10)

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** authorizing the City Manager to approve Supplemental Agreement No. 3 to City Agreement No. 2007-0232 in an amount not to exceed \$25,538 to the Master Services Agreement with Kleinfelder for on-call materials testing increasing the Master Services Agreement amount from a not to exceed amount of \$250,000 to \$275,538.

**Contact:** Tim Mar, Supervising Engineer (916) 808-7531, Transportation Department.

## Consent Calendar (Continued)

**7. Grant: Acceptance of Funding Sacramento Safe Community Partnership**  
**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** authorizing the City Manager, or his designee, to: 1) accept a \$382,639 grant award from California Gang Reduction, Intervention, and Prevention (Cal GRIP) through the California Emergency Management Agency (Cal EMA), to implement the Sacramento Safe Community Partnership, totaling \$765,278; 2) establish a grant project for the Cal GRIP grant (G11007100); and 3) increase the necessary Police Department grant operating expenditure and revenue budgets to implement the Cal GRIP grant.

**Contact:** Scott LaCosse, Captain, (916) 808-0551, Police Department.

**8. CalHome Application**  
**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** authorizing the Sacramento Housing and Redevelopment Agency through its Executive Director to: 1) submit an application to the California Department of Housing and Community Development (HCD) for funding under the CalHome Program; 2) execute a Standard Agreement for such funding and any amendments thereto; 3) execute any related documents necessary to participate in the CalHome Program; 4) adopt local CalHome Program Guidelines; and 5) amend the Agency Budget to receive and expend the \$1,500,000 in CalHome funding for First-Time Homebuyer Mortgage Assistance and Owner-Occupied Rehabilitation activities

**Contact:** Mary L. Lyon, Assistant Director, Real Estate and Construction Services, (916) 449-6263, Susan Perry, Homeownership Services Supervisor, (916) 440-1386, Sacramento Housing and Redevelopment Agency.

**9. Annual Report on Residential Hotels**  
**Location:** (Citywide)

**Recommendation:** Receive and file.

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

**10. Del Paso Road / Wyndview Way Median Modification Project (S15071602)**  
**Location:** Intersection of Del Paso Road and Wyndview Way (District 1)

**Recommendation:** Adopt a **Resolution** approving Plans and Specifications for the project in order to proceed with the construction.

**Contact:** Faramarz Ansari, Associate Civil Engineer, (916) 808-1166, Tim Mar, Supervising Engineer, (916) 808-7914, Transportation Department.

## Consent Calendar (Continued)

- 11. Franklin Boulevard and 4<sup>th</sup> Avenue Median Modification Project (T15056100)**  
**Location:** Intersection of Franklin Boulevard and 4<sup>th</sup> Avenue (District 5)  
**Recommendation:** Adopt a **Resolution** approving Plans and Specifications for the project in order to proceed with the construction.  
**Contact:** Faramarz Ansari, Associate Civil Engineer, (916) 808-1166, Tim Mar, Supervising Engineer, (916) 808-7914, Transportation Department.
- 12. Annexation: Cove, Keel, Reef, and Mast Courts into the North Point Way Residential Permit Parking Area**  
**Location:** Cove Court, Keel Court, Reef Court, and Mast Court (District 7)  
**Recommendation:** Adopt a **Resolution** annexing Cove, Keel, Reef, and Mast Courts into the North Point Way Residential Permit Parking Area (N) and regulate with “No Parking 8:30 am to 3:30 pm, Except with Permit.”  
**Contact:** Dean Fujimoto, Operations General Supervisor, (916) 808-5579, Transportation Department.
- 13. Modification of Residential Permit Parking Restrictions on the 1100 Block of F Street**  
**Location:** North side of F Street, from 11<sup>th</sup> Street to 12<sup>th</sup> Street (District 1)  
**Recommendation:** Adopt a **Resolution** restricting parking on the north side of F Street, from 11<sup>th</sup> Street to 12<sup>th</sup> Street with “One Hour Parking, Except with Permit.”  
**Contact:** Dean Fujimoto, Operations General Supervisor, (916) 808-5579, Transportation Department.
- 14. Contract: Dellar Landfill Closure Construction Project (Y14000700)**  
**Location:** A and 23<sup>rd</sup> Street (District 3)  
**Recommendation:** Adopt a **Resolution** 1) approving the plans and specifications for project and awarding the contract to Doug Veerkamp General Engineering, Inc. for an amount not to exceed \$977,800.40; and 2) authorizing the City Manager to transfer \$77,801 in Solid Waste Funds (6007) from Landfill Operations (14001771) to Y14000700.  
**Contact:** Edison Hicks, Integrated Waste General Manager, (916) 808-4949, Marty Strauss, Integrated Waste Planning Superintendent, (916) 808-4934, Utilities Department.

## Consent Calendar (Continued)

15. **Contract: Sewer Maintenance Parts and Equipment (Bid Number B093246044)**  
**Location:** (Citywide)  
**Recommendation:** Adopt a **Resolution** awarding a contract for the purchase of sewer maintenance parts and equipment to Weco Industries, LLC in an amount not-to-exceed \$285,000 over a maximum potential three year period, which includes prior expenditures of \$88,863.54 that were previously authorized for the current Fiscal Year by Purchase Order # 0000007845.  
**Contact:** Ken Swartz, Stores Administrator, Field Services, (916) 808-6276, Utilities Department.
16. **Council Support for the Revision of the County-wide Multi-Hazard Mitigation Plan**  
**Location:** (Citywide)  
**Recommendation:** Adopt a **Resolution** supporting the revision of the Sacramento County-wide Multi-Hazard Mitigation Plan.  
**Contact:** David L. Brent, Engineering Manager, (916) 808-1420, Bill Busath, Supervising Engineer, (916) 808-1434, Utilities Department.

## Public Hearings (Items 17 and 18)

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

17. **Estimated Time: 20 minutes**  
**(City Council/Redevelopment Agency) Approval of Disposition and Development Agreement and Financing for the 7<sup>th</sup> and H Single Room Occupancy (SRO) Project** (Noticed 5-28-10)  
**Location:** Northwest corner of 7<sup>th</sup> and H Streets, Railyards Redevelopment Project Area (District 1)  
**Recommendation:** Conduct a public hearing pursuant to Health and Safety Codes § 33433 and 33431 and upon conclusion adopt: 1) a **City Resolution** authorizing sale of the land to Mercy Housing California 47, L.P., or a related entity (Developer) for the 7<sup>th</sup> and H Single Room Occupancy (SRO) Project (Project); 2) a **City Resolution** a) authorizing amendment of the Sacramento Housing and Redevelopment Agency (SHRA) budget to allocate \$3,200,000 of City Home Investment Partnership Program (HOME) New Construction and Multi-Family Rehabilitation funds to the Project; b) authorizing amendment of the SHRA budget to defund \$3,000,000 of City Housing Trust Fund (HTF) from the Township 9 Project and reallocating to the Project; c) authorizing amendment of the SHRA budget to allocate \$2,000,000 in State HTF funds to the Project; d) authorizing SHRA to execute a loan commitment for up to \$8,655,000 (including a previous predevelopment loan for \$455,000 and a further predevelopment loan not to exceed \$1,530,000) with the Developer for predevelopment, construction and permanent financing of the Project; e) authorizing SHRA to execute predevelopment loan documents and related documents necessary for the transaction; 3) a **Redevelopment Agency Resolution** approving and authorizing the Executive Director, or her designee, to execute the Disposition and Development Agreement (DDA) and related documents with the Developer for the disposition and development

## Public Hearings (Continued)

of the property; and 4) a Redevelopment Agency Resolution a) defunding \$7,650,000 of Downtown Low/Mod Tax Increment Tax-Exempt Bond funds from the Downtown Notice of Funding Availability Project (NOFA Project) and authorizing the Executive Director, or her designee, to amend the Agency budget to reallocate \$4,650,000 to the Project and \$3,000,000 to the Township 9 Project; b) defunding \$988,665 of Downtown Low/Mod Tax Increment funds from the NOFA Project and authorizing the Executive Director, or her designee, to amend the Agency budget to reallocate the funds to the Project; c) defunding \$2,211,335 of Downtown Low/Mod Tax Increment Taxable Bond funds from the NOFA Project and authorizing the Executive Director, or her designee, to amend the Agency budget to reallocate the funds to the Project; d) defunding \$550,000 of Downtown Low/Mod Tax Increment Taxable Bond funds from the Single Room Occupancy Residential Hotel Project (SRO Hotel Project) and authorizing the Executive Director, or her designee, to amend the Agency budget to reallocate the funds to the Project; e) defunding \$1,287,687 of Downtown Low/Mod Tax Increment Tax-Exempt Bond funds from the SRO Hotel Project and authorizing the Executive Director, or her designee, to amend the Agency budget to reallocate the funds to the Project; f) defunding \$41,545 of Downtown Low/Mod Tax Increment Tax-Exempt Bond funds from the 7<sup>th</sup> and H Acquisition Project and authorizing the Executive Director to amend the Agency budget to reallocate the funds to the Project; g) authorizing the Executive Director to amend the Agency budget to allocate \$880,463 of Downtown Low/Mod Tax Increment Tax-Exempt Bond funds to the Project; and h) authorizing the Executive Director, or her designee, to execute commitment letters for conditional grants of up to \$6,859,695 to the Developer for construction and permanent financing, and up to \$3,750,000 for an operating reserve for the Project.

**Contact:** Christine Weichert, Assistant Director, Housing and Community Development, (916) 440-1353, Sacramento Housing and Redevelopment Agency.

18. **Estimated Time: 2 hours**  
**Transmittal of Fiscal Year (FY) 2010/11 Proposed Budget Reductions and Supplemental Budget Information** (Noticed on 4-23-10)

**Location:** (Citywide)

**Recommendation:** 1) Conduct a public hearing and upon conclusion adopt an intent motion to approve the Proposed Budget Reductions for FY2010/11; and 2) receive Supplemental Budget Information.

**Contact:** Leyne Milstein, Finance Director, (916) 808-8491, Finance Department.

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

### Adjournment