



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

# Agenda

**Tuesday, August 24, 2010**

**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

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## 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.

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 the City's official website at [http://sacramento.granicus.com/ViewPublisher.php?view\\_id=21](http://sacramento.granicus.com/ViewPublisher.php?view_id=21).

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

# AGENDA

**Tuesday, August 24, 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. **Resolution Recognizing NAACP Rhythm and Blues Festival**
- b. **Resolution Recognizing Rosh Hashanah Education Days**

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

## **Consent Calendar (Items 1 -13) 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. **(City Council/Financing Authority/Housing Authority/Redevelopment Agency)  
Approval of Minutes for August 10, 2010  
Location: (Citywide)**

**Recommendation:** Approve the City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for August 10, 2010.

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

## Consent Calendar (Continued)

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

**Location:** (Citywide)

**Recommendation:** Confirmation of board/commission appointments to: 1) 65<sup>th</sup> Street Redevelopment Advisory Committee – RoseMary Covington (category A); 2) Stockton Blvd. Redevelopment Advisory Committee – David Lathrop (category D ); 3) Small Business Development & Employment Advisory Board – Tosha Cherry (category E ) and 4) Transportation Programming Guide Citizens Advisory Committee – Terry Preston (category D) .

**Contact:** Stephanie Mizuno, Assistant City Clerk, (916) 808-8093, Katia Ligaiviu, Deputy City Clerk, (916) 808-7200, Office of the City Clerk.

### 3. **Fiscal Year (FY) 2010/11 Agreements: County Contributions to City / County Organizations**

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution 1**) authorizing the City Manager or his designee to execute agreements regarding contributions from Sacramento County for the FY2010/11 operations of the Center for Sacramento History, the Sacramento Metropolitan Arts Commission, the Sacramento History Museum, the Discovery Museum Science and Space Center, and the Sacramento Sports Commission; and 2) authorizing the City Manager or his designee(s) to reduce the FY2010/11 operating budgets for the Sacramento Metropolitan Arts Commission and the Sacramento Sports Commission by a total of \$51,796.

**Contact:** Rebecca Bitter, Program Manager, (916) 808-5047, Barbara E. Bonebrake, Director, (916)808-8225, Convention, Convention Culture and Leisure Department.

### 4. **(Pass for Publication) Asian Community Center (ACC) Assisted Living Facility (P09-041)**

**Location:** Southeastern side of the Maple Tree Way (District 7)

**Recommendation:** 1) Review a) a Resolution determining the project Exempt from review under the California Environmental Quality Act (CEQA); b) an Ordinance rezoning the site from Agricultural (A) to Standard Single Family Residential (R-1); c) a Resolution approving the ACC Assisted Living project entitlements including a Special Permit and two Variances; and 2) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted August 31, 2010.

**Contact:** Heather Forest, Associate Planner, (916) 808-5508, Lindsey Alagozian, Senior Planner, (916) 808-2659, Community Development Department.

## Consent Calendar (Continued)

5. **(Redevelopment Agency) 700 Block of K Street**  
**Location:** South side of the 700 block of K Street, 700-730 K Street (District 1)  
**Recommendation:** Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director or her designee, on behalf of the Redevelopment Agency, to execute an Exclusive Right to Negotiate Agreement (ERN) with 700 Block Investors, LP (D&S Development and CFY Development) for the redevelopment of the south half of the 700 block of K Street.  
**Contact:** Beth Tincher, Senior Economic Development Manager, (916) 808-7730, Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development Department.
  
6. **Sewer Credits Approval: Villa Terrassa Housing Project**  
**Location:** Franklin Blvd. & Mack Road (District 7)  
**Recommendation:** Adopt a **Resolution** awarding a total of 18 Sacramento Regional County Sanitation District (SRCSD) sewer connection fee credits to 5360 Holdings, LLC for the Villa Terrassa housing project.  
**Contact:** Jennifer Witz, Administrative Analyst, (916) 808-2796, Economic Development Department.
  
7. **Redding Avenue Landscaping Community Facilities District (CFD) No. 2010-04**  
**Location:** Redding Avenue (Districts 3 and 6)  
**Recommendation:** 1) Adopt a **Resolution** determining the results of the Special Mail Ballot Election; 2) review an ordinance levying a special tax for the property-tax year 2011-2012 and following tax years solely within and relating to the City of Sacramento Redding Avenue Landscaping Community Facilities District (CFD) No. 2010-04; and 3) pass for publication the ordinance title as required by Sacramento City Charter section 32(c), with the ordinance to be adopted on August 31, 2010.  
**Contact:** Mark Griffin, Fiscal Manager, Finance (916) 808-8788, Finance Department.
  
8. **Change Order: Historic Depot Building Electrical Re-Feed Project (T15029005)**  
**Location:** 401 I Street (District 1)  
**Recommendation:** Adopt a **Resolution** 1) authorizing the City Manager or the City Manager's designee to execute Change Order No. 4 to CO2010-0023 with Collins Electrical Company, Inc. in an amount not to exceed \$27,335 for a revised total contract amount not to exceed \$477,676 for the Historic Depot Building Electrical Re-Feed Project and; 2) ratifying all previous change orders issued for this project under the City Manager's signature authority.  
**Contact:** James Christensen, Senior Engineer, (916) 808-5863, Yadi Kavakebi, Facilities Superintendent, (916) 808-8432, General Services Department.

## Consent Calendar (Continued)

9. **Contract: 56<sup>th</sup> Avenue Bridge Rehabilitation Project (T15068600)**  
**Location:** 56<sup>th</sup> Avenue between 13<sup>th</sup> Street and Havenhurst Drive (District 4)  
**Recommendation:** Adopt a **Resolution** 1) approving plans and specifications for the project; 2) approving the appropriation and transfer of funds to the project; and 3) awarding a contract to Ashron Construction and Restoration to rehabilitate the project by removing existing chain link fence on the bridge, and installing a concrete barrier and tubular hand railing on each side of the bridge for an amount not to exceed \$77,956.  
**Contact:** Faramarz Ansari, Associate Civil Engineer, (916) 808-1166, Tim Mar, Supervising Engineer, (916) 808-7531, Transportation Department.
10. **Agreement: Maintenance of Joint Facilities Along Sheldon Road**  
**Location:** Sheldon Road from State Route 99 to Bruceville Road. District 8  
**Recommendation:** Adopt a **Resolution** approving a Maintenance Agreement between the City of Elk Grove and the City of Sacramento for the maintenance of joint facilities along Sheldon Road.  
**Contact:** Tim Mar, Supervising Engineer, (916) 808-7531, Transportation Department.
11. **Contract/Supplemental Agreement: R Street Improvements, 10<sup>th</sup> Street to 13<sup>th</sup> Street Project (T15056200)**  
**Location:** R Street - 10<sup>th</sup> Street to 13<sup>th</sup> Street (District 4)  
**Recommendation:** Adopt a **Resolution** 1) approving the plans and specifications for the project; 2) approving the appropriation of \$3,709,000 Federal Funds to the project; 3) awarding the construction contract to Teichert Construction for an amount not to exceed \$2,743,944; 4) authorizing the City Manager to execute Supplemental Agreement No.3 to City Agreement 2006-0792 with Mark Thomas and Company in the amount of \$32,500; and 5) resetting the City Manager's authority for the agreement with Mark Thomas and Company.  
**Contact:** Ricky Chuck, Associate Civil Engineer, (916) 808-5050, Tim Mar, Supervising Engineer, (916) 808-7531, Transportation Department.

## Consent Calendar (Continued)

**12. Agreements: Lower American River Salmonid Spawning Gravel Augmentation Project**

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** 1) authorizing the City Manager or designee to execute the following agreements related to the project being administered by the City-County Office of Metropolitan Water Planning a) an agreement with the County of Sacramento Department of Transportation (DOT) to accept \$100,000 in additional funding for additional gravel augmentation to satisfy mitigation requirements associated with the County's Watt Avenue Bridge Widening project; b) a Cooperative Agreement with the U.S. Fish and Wildlife Service (USFWS) to accept additional project funding in the amount of \$148,695.28; and c) a Memorandum of Agreement with the U.S. Bureau of Reclamation (Reclamation), the California State Historic Preservation Office (SHPO), and the County of Sacramento Parks Department (County Parks) regarding effects to historic properties from the acquisition of gravel from Sailor Bar on the American River; and 2) increasing Fund 7104 revenue and expense budgets for G14000200 by \$248,695.28 to reflect the reimbursements from the County of Sacramento Department of Transportation and the U.S. Fish and Wildlife Service.

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

**13. Agreement: Cost Sharing FY2010/2011 Water Forum Successor Effort**

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** authorizing the City Manager to execute an Interagency Agreement for Cost Sharing the funding for the FY2010/2011 Budget of the Water Forum Successor Effort (WFSE) in the amount of \$937,785 with City of Sacramento's cost share amount of \$271,221.

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

## Public Hearings (Items 14 and 15)

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

**14. Estimated Time: 5 minutes**

**Adoption of Fees to Provide Full Cost Recovery for Department of Utilities Development Review Services** (Noticed on 8-10-10)

**Location:** (Citywide)

**Recommendation:** Withdrawn.

**Contact:** Dave Brent, Engineering Manager, (916) 808-1420, Robert Thaug, Supervising Engineer, (916) 808-8891, Utilities Department.

## Public Hearings (Continued)

15. **Estimated Time: 5 minutes**

**La Valentina Project and the 7<sup>th</sup> and H Project (Noticed on 8-10-10)**

**Location:** 12<sup>th</sup> Street between C Street Alley and E Street, District 3, Alkali Flat Redevelopment Area

**Recommendation:** Conduct a public hearing pursuant to Health and Safety Codes § 33433 and 33431 and upon conclusion adopt 1) a **Resolution** a) defunding and reallocating \$1,000,000 of State Housing Trust Funds (State HTF) and \$200,000 of City Housing Trust Fund (City HTF) from the La Valentina project (Project) to the 7<sup>th</sup> and H Single Room Occupancy (SRO) Project, b) defunding and reallocating \$1,200,000 in City HOME Investment Partnership Funds (HOME) from the 7<sup>th</sup> and H project to the La Valentina project for construction and permanent financing of the Project, c) authorizing the Sacramento Housing and Redevelopment Agency (Agency) to enter into an amended loan commitment and loan agreement for up to \$7,035,000 with the 12<sup>th</sup> Street Partners L.P. (Developer); and 2) a Redevelopment Agency Resolution a) authorizing the Executive Director to enter into an Amended and Restated Disposition and Development Agreement (DDA), b) authorizing the Executive Director to enter into an amended loan commitment and loan agreement for up to \$7,035,000 with the Developer, and c) authorizing the Executive Director to enter into a loan agreement for a seller carry back loan for up to \$1,610,000 with the Developer.

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

## Discussion Calendar/Staff Reports (Items 16 - 18)

Discussion Calendar items include an oral presentation including those recommending “receive and file”.

16. **Estimated Time: 20 minutes**

**Regional Transit Green Line Project Update**

**Location:** (District 1)

**Recommendation:** Receive and file.

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

17. **Estimated Time: 20 minutes**

**Debt Management Policy**

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** approving Debt Management Policy.

**Contact:** Janelle Gray, (916) 808-8296, Office of the City Treasurer.

## Discussion Calendar (Continued)

18. **Estimated Time: 5 minutes**  
**Neighborhood Stabilization Program (NSP) Budget**  
**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** a) approving amendments to the 2009 One-Year action plan containing the NSP Substantial Amendment; b) authorizing the Sacramento Housing and Redevelopment Agency (SHRA) to modify the NSP Block Program - Morrison Creek Estates Project to reallocate \$270,000 to the Property Recycling Program; c) amending the SHRA Budget to allocate the NSP funding for programs and projects in accordance with the amendment of the prior years' Action Plans

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

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

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment