



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

CITY COUNCIL

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Agenda

Tuesday, December 7, 2010

6:00 P.M.

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

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

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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AGENDA

Tuesday, December 7, 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. **Introduction of the 2010-2011 Sacramento Youth Commissioners**

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

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

Consent Calendar (Items 1 - 20) 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 November 23, 2010.**

Location: (Citywide)

Recommendation: Approve the City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for November 23, 2010.

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

Consent Calendar (Continued)

2. **Development Oversight Commission (DOC) Recommendations**

Location: (Citywide)

Recommendation: Receive and file.

Contact: Max Fernandez, Director of Community Development Department, David Kwong, Planning Manager, (916) 808-269, Department of Community Development.

3. **Agreement: Cultural Arts Awards (CAA) Cycle Extension, CAA, Arts Stabilization and Operating Grant Program (OGP) Funding for 2011**

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) authorizing an extension of the 2007-2010 Cultural Arts Award (CAA) grant cycle to include calendar year (CY) 2011; 2) approving the funding of 52 organizations under the 2011 CAA Grant Program in the total amount of \$350,000; 3) approving the funding of seven organizations under the 2011 Operating Grant Program (OGP) in the amount of \$23,424; and 4) approving and authorizing the Interim City Manager or his designee to execute an agreement between the City and County of Sacramento for the transfer of \$373,424 in City funds to the County for the County's administration of the CAA and OGP grant contracts

Contact: Rhyena Halpern, Executive Director, (916) 808-3989, Anja Aulenbacher, Grants and Cultural Programs Coordinator, (916) 808-3986, Department Convention, Culture and Leisure.

4. **Riverboat Delta King Agreement Ratification**

Location: Old Sacramento Historic District (District 1)

Recommendation: Adopt a **Resolution** 1) ratifying the April 22, 1988, Letter of Understanding between the City of Sacramento and the Riverboat Delta King, Inc. (the "Delta King"); and 2) ratifying City Manager Agreement number 2003-0234 between the City of Sacramento and the Delta King.

Contact: Barbara E. Bonebrake, Director, Convention, Culture and Leisure Department, (916) 808-8225, Department of Convention, Culture and Leisure.

5. **Lease Agreement: 2200 Front Street**

Location: 2200 Front Street (District 4)

Recommendation: Adopt a **Resolution** 1) finding and determining that special circumstances make the use of bid procedures for the lease of real property located at 2200 Front Street (the "Property") inappropriate; 2) suspending competitive bidding for the lease of the Property as in the best interests of the City, and 3) authorizing the Interim City Manager or his designee to execute an agreement with the California Vehicle Foundation, Inc. ("CVF") for the lease of the Property for the operation of an automotive museum.

Contact: Barbara E. Bonebrake, Director, (916) 808-8225, Department of Convention, Culture and Leisure.

Consent Calendar (Continued)

- 6. Contract: Sacramento Convention Center Telecommunications Provider**
Location: (Districts 1 and 3)
Recommendation: Adopt a **Resolution** 1) awarding a Professional Services Agreement for the provision of exclusive telecommunication services at the Sacramento Convention Center to WOMBO, Inc.; and 2) authorizing the Interim City Manager or his designee to execute the Agreement with WOMBO., Inc.
Contact: Tina McCarty, Administrative Officer, (916) 808-8220, Judy Goldbar, General Manager, (916) 808-5630, Department of Convention, Culture and Leisure.
- 7. Agreement: Insurance Brokerage Services Agreement [To Be Delivered]**
Location: (Citywide)
Recommendation: Adopt a **Resolution** authorizing the City Manager to execute an agreement with Alliant Insurance Services, Inc. for Insurance Brokerage Services for a term of thirty six (36) months with the City's option to renew two (2) twelve (12) month periods at a cost not to exceed \$650,000.
Contact: Patrick Flaherty, Risk Management Manager, (916) 808-8587, Department of Human Resources.
- 8. Northern California Regional Public Safety Training College (NCRPSTC) Joint Powers Authority (JPA) FY2010/11 Annual Budget**
Location: (Citywide)
Recommendation: Adopt a **Resolution** authorizing the City Manager or his designee to approve a payment of \$225,727 to the JPA for the Sacramento Fire Department's fair share of the costs to operate the JPA campus facility.
Contact: Kim Iannucci, Assistant Chief, (916) 216-0305, Fire Department.
- 9. Approval of Letters of Understanding with Recognized Employee Organizations**
Location: (Citywide)
Recommendation: Adopt a **Resolution** authorizing the City Manager and/or the Director of Human Resources to approve modifications to the collective bargaining agreements that are within the parameters of authority delegated by the City Council and requiring City Attorney approval of the agreement as to form.
Contact: Geri Hamby, Director of Human Resources, (916) 808-7173, Department of Human Resources.

Consent Calendar (Continued)

10. **Termination of the Reimbursement/Credit Agreement: Meadows Community Park Development Project(L19138000)**
Location: End of Terracina Drive and south of Del Paso Road (District 1)
Recommendation: Adopt a **Resolution** 1) authorizing the City Manager, or City Manager's designee, to execute the Assignment of Deposit and Termination of Agreement Relating to Design and Construction of Park Improvements in North Natomas Meadows Park, 2) authorizing payment to 2008 Granite Bay Lands Fund, L.P. for the project, in the amount of \$488,257.25, which is the original cash deposit of \$515,368 less all city related charges to date of \$27,110.75; and 3) terminating the Meadows Park project, City Agreement No. 2007-0065.
Contact: Tim Hopper, Administrative Officer, (916) 808-8173, J.P. Tindell, Park Planning & Development Services Manager, (916) 808-1955, Department of Parks and Recreation.
11. **Contract: Shelf Stable Meals and Snacks**
Location: (Citywide)
Recommendation: Adopt a **Resolution** 1) awarding a one-year contract for an amount not to exceed \$1,354,771, with up to two one-year renewal options to for an amount not to exceed \$1,354,772 per year to JA Foodservice Corporation for the purchase of shelf stable meals and snacks for a total not to exceed \$4,064,315 for the potential three year term; 2) authorizing the City Manager or the City Manager's designee to execute the renewal options, and the required purchase orders without the need for further approval from the City Council provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s).
Contact: David Mitchell, Operations Manager, (916) 808-6076, Alan Tomiyama, Recreation Manager, (916) 808-8958; Bernadette Cheek, Administrative Analyst, califo808-6097, Department of Parks and Recreation.
12. **(Redevelopment Agency) Appropriation of Grant Funds for Environmental Assessment and Remediation at 1340 Del Paso Boulevard**
Location: North Sacramento Redevelopment Area (District 2 and 3)
Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director, or designee, to amend the Agency budget to accept \$149,000 of grant funds from the State Water Resources Control Board (SWRCB) and to appropriate the funds for environmental assessment and remediation at 1340 Del Paso Boulevard.
Contact: Chris Pahule, Assistant Director of Housing and Community Development; La Shelle Dozier, Executive Director, (916) 440-1340, Sacramento Housing and Redevelopment Agency.

Consent Calendar (Continued)

13. **(Redevelopment Agency) Power Inn Road Street Enhancement Project (T15078000)**

Location: Power Inn Road between 21st Avenue and Fruitridge Road (District 6)

Recommendation: Adopt a **Redevelopment Agency Resolution** a) amending the 2010 Sacramento Housing and Redevelopment Agency budget by appropriating \$282,000 in Army Depot Tax Increment funds to construct the project; b) authorizing the Executive Director, or her designee, to execute an Individual Project Agreement with the City of Sacramento to construct the project; and c) making related findings.

Contact: Chris Pahule, Assistant Director, (916) 440-1350, La Shelle Dozier, Executive Director, (916) 440-1319, Sacramento Housing and Redevelopment Agency.

14. **(City Council/Redevelopment Agency/Housing Authority) Transfer Agreements and Assignment and Assumption Agreements between the Redevelopment Agency of the City of Sacramento and the Housing Authority of the City of Sacramento and Make Related Findings**

Location: 505 10th Street, Alkali Flat Redevelopment Area; 2937/2939 35th Street; and Oak Park Redevelopment Area (Districts 1 and 5)

Recommendation: Adopt 1) a **City Resolution** authorizing the Redevelopment Agency of the City of Sacramento and Housing Authority of the City of Sacramento to execute Transfer Agreements, Assignment and Assumption Agreements, and take all actions reasonably necessary to transfer 505 10th Street, 2937/2939 35th Street and Parcel APN: 014-0142-029 to the Housing Authority of the City of Sacramento; 2) a **Redevelopment Agency Resolution** a) authorizing the Agency to transfer 505 10th Street, 2937/2939 35th Street and Parcel APN: 014-0142-029 to the Housing Authority of the City of Sacramento; b) authorizing the Executive Director or her designee to execute Transfer Agreements, Assignment and Assumption Agreements, and take all actions reasonably necessary to transfer 505 10th Street, 2937/2939 35th Street and Parcel APN: 014-0142-029 to the Housing Authority of the City of Sacramento; 3) a **Housing Authority Resolution** a) authorizing the Housing Authority to accept 505 10th Street, 2937/2939 35th Street and Parcel APN: 014-0142-029 for continued use as affordable housing; b) authorizing the Executive Director or her designee to execute Transfer Agreements, Assignment and Assumption Agreements, and take all actions reasonably necessary to transfer 505 10th Street, 2937/2939 35th Street and Parcel APN: 014-0142-029 to the Housing Authority of the City of Sacramento.

Contact: Chris Pahule, Assistant Director, Housing and Community Development, (916) 440-1350, Celia Yniguez, Program Manager, (916) 449-6255, Sacramento Housing and Redevelopment Agency.

Consent Calendar (Continued)

15. (Housing Authority Resolution) Use of the Common Area at 1725 K Street; approval of tenant improvements and Related Activities

Location: 1725 K Street (District 3)

Recommendation: Adopt a **Housing Authority Resolution** authorizing the Executive Director or her designee to: a) execute a lease for 364 days with VIBE for the 1725 K Street common area, b) approve the proposed tenant improvements to the common area at 1725 K Street that will be performed by or for VIBE, c) delegate authority to the Sacramento Housing and Redevelopment Agency to approve subsequent VIBE lease renewals of less than one year, and d) make related findings.

Contact: Nick Chotu, Assistant Director of Housing, (916) 440-1334, Sacramento Housing and Redevelopment Agency.

16. October 2010 Monthly Investment Transactions Report

Location: (Citywide)

Recommendation: Receive and file.

Contact: Lydia Abreu, Investment and Operations Manager, 808-7746; Shirley Tupaz, Investment Operations Analyst, 808-8295, Office of the City Treasurer.

17. Establishment of Capital Improvement Program (CIP)/Agreements: 6th Street Overcrossing Roadway Project (T15116200)

Location: Downtown Railyards, Central City (District 1)

Recommendation: Adopt a **Resolution** 1) amending the FY2010/2011 Capital Improvement Program by establishing the project; 2) authorizing the City Manager or designee to execute a Baseline Agreement, Funding Agreement and other required agreements with the California Transportation Commission (CTC) and California Department of Transportation (Caltrans) for the project in the amount of \$7.865 million; 3) authorizing the City Manager or designee to execute an Escrow Agreement with IA Sacramento Development, LLC (Inland) to fund \$7.865 million of the project construction costs and to prepare the design plans; and 4) appropriating Highway-Railroad Crossing Safety Account (HRCSA) funding and Inland funding into the project when the authorization by the CTC to proceed with construction is received.

Contact: Hinda Chandler, Senior Architect, (916) 808-8422, Department of Transportation.

18. Fiscal Year 2009/2010 Measure A Construction Interest Allocation

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) accepting the FY 2009/2010 Measure A Construction interest allocation of \$622,028 and 2) directing staff to submit the FY2010/2011 Measure A Construction interest allocation funding plan to STA.

Contact: Nicole Henderson, Supervising Financial Analyst, (916) 808-8242, Lucinda Willcox, Program Manager, (916) 808-5052, Department of Transportation.

Consent Calendar (Continued)

19. **Contract: Elvas Avenue Landscaping Project (T15105500)**
Location: Elvas Avenue adjacent to City Sump Station and across the street from St. Francis High School (District 3)
Recommendation: Adopt a **Resolution** 1) approving the plans and specifications for the project; 2) awarding the construction contract to Hemington Landscape for an amount not to exceed \$101,470; and 3) appropriating funds in the amount of \$90,000.
Contact: Ofelia Avalos, Assistant Engineer (916) 808-5515, Tim Mar, Supervising Engineer (916) 808-7531, Department of Transportation.
20. **Administrative Matter: Construction and Demolition Debris Recycling Ordinance Update**
Location: (Citywide)
Recommendation: Adopt a **Resolution** amending Resolution No. 2009-027 by modifying the "Covered Project" threshold for the Construction and Demolition Debris Recycling Ordinance specified in Chapter 8.124 of the Sacramento City Code.
Contact: Edison Hicks, Integrated Waste General Manager, (916) 808-4949, Marty Strauss, Integrated Waste Planning Superintendent, (916) 808-4934, Chris Thoma, Waste Reduction Coordinator, (916) 808-4833, Department of Utilities.

Public Hearings (Items 21 and 22)

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

21. **Estimated Time: 10 minutes**
(Housing Authority) Lease Agreement: Consolidation the Housing Choice Voucher (HCV) Program Administrative Offices and to Solicit and Award Contracts for Tenant and Other Improvements for the Commercial Space (Noticing Not Required)
Location: 630 I Street (District 1)
Recommendation: Conduct a public hearing and upon conclusion, adopt a **Housing Authority Resolution** authorizing the Executive Director or her designee to 1) execute an architect and engineering contract with Van Tilberg, Banvard, and Soderbergh Architects for the design of the 630 I Street commercial space and to prepare the necessary bid documents for the construction of tenant improvements, 2) execute a construction management services contract with Turner Construction for the construction management and oversight of the commercial space tenant improvements, 3) issue a Request for Proposals (RFP) to competitively solicit and award professional services contracts, in a form approved by Agency Counsel, for consulting and design services to select furniture and layout to meet the varied needs of the HCV program administrative office, and to provide and install the selected furniture, subject to available project budget, 4) execute a contract utilizing the California Multiple Award Schedule (CMAS) for the 630 I Street project internet cabling, subject to available project budget, 5) award construction contract(s) (in a form approved by Agency Counsel) to the lowest responsive and responsible bidder(s), following a public bid, for tenant and other improvements and to make that space ready for occupancy by the HCV program at the 630 I Street commercial space,

Public Hearing (Continued)

subject to available project budget, 6) execute the lease agreement with the Housing Authority of the County of Sacramento, and 7) execute such additional documents and take such additional actions as reasonably necessary to ready the commercial space at 630 I Street for occupancy and to facilitate the relocation and consolidation of the HCV administrative offices, subject to available budget.

Contact: Nick Chotu, Assistant Director of Housing, (916) 440-1334, Sacramento Housing and Redevelopment Agency.

22. **Estimated Time: 15 minutes**
(City Council/Redevelopment Agency/Housing Authority) Property Transfer Agreement and Funding Agreement: Morrison Creek Estates Project (Noticed on 11-23-10 and 11-30-10)

Location: Morrison Creek Estates (District 8)

Recommendation: Conduct a joint public hearing as required under Health and Safety Code § 33433 for the conveyance of Redevelopment Agency-owned real estate and upon completion, adopt a: 1) **City Council Resolution** approving the report prepared pursuant to California Health and Safety Code section 33433; 2) a **Redevelopment Agency Resolution** a) authorizing the Executive Director or her designee to execute a Memorandum of Understanding conveying properties located within the Morrison Creek Estates Project Area to the Housing Authority of the City of Sacramento (Housing Authority); b) authorizing the Executive Director or her designee to execute a Master Project Agreement entering into a loan agreement for \$984,472 of Franklin Boulevard Redevelopment Project Area Low/Mod Housing Funds to the Housing Authority and; 3) **Housing Authority Resolution** a) authorizing the Executive Director or her designee to execute a Master Project Agreement to enter into a forgivable loan agreement for \$984,472 of Franklin Boulevard Redevelopment Project Area Low/Mod Housing Funds from the Redevelopment Agency and; b) authorizing the Executive Director or her designee to execute a Memorandum of Understanding accepting Morrison Creek Estates Properties from the Redevelopment Agency; c) authorizing the Executive Director or her designee to purchase properties located in the Morrison Creek Estate Project Area consistent with the terms of the Master Project Agreement (MPA) for not more than just compensation; and d) authorizing the Executive Director or her designee to amend the Housing Authority budget to accept up to \$984,472 in Franklin Boulevard Redevelopment Project Area Low/Mod Housing Funds.

Contact: Chris Pahule, Assistant Director, Housing and Community Development, (916) 440-1350, La Shelle Dozier, Executive Director, (916) 440-1319, Sacramento Housing and Redevelopment Agency.

Discussion Calendar (Items 23 and 24)

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

23. Estimated Time: 10 minutes

Report Back: Citywide Parks and Recreation Maintenance Assessment District

Location: (Citywide)

Recommendation: Receive information relative to the establishment of a new Citywide Parks and Recreation Maintenance Assessment District and adopt a Resolution authorizing the transfer of \$83,000 from Administrative Contingency for the development of a formal Engineer’s Report for the potential district.

Contact: Mark Griffin, Fiscal Manager, (916) 808-8788, Finance Department.

24. Estimated Time: 30 minutes

General Fund Cash, Cash Flow and Short Term Borrowing

Location: (Citywide)

Recommendation: Receive and file-Notification of need to borrow for General Fund cash flow needs in Fiscal Year 2011/12 and background on cash issues are provided.

Contact: Russell T. Fehr, City Treasurer, (916) 808-5832, Office of the City Treasurer.

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment