



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

CITY COUNCIL

Kevin Johnson, Mayor
Angelique Ashby, District 1
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Steve Cohn, District 3
Robert King Fong, District 4
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Kevin McCarty, District 6
Darrell Fong, District 7
Bonnie Pannell, Vice Mayor, District 8

Agenda

Tuesday, February 8, 2011

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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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, February 8, 2011

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. **Recognition in Support of the Anti-Bullying Campaign**

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 - 15) 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. **Minutes Approval: January 4, January 6, January 11 and January 18, 2011
Report ID # 2011-00150**

Recommendation: Approve City Council, Financing Authority, Housing Authority and Redevelopment Agency minutes for January 4, 2011; January 11, 2011; and January 18, 2011.

Contact: Shirley Concolino, City Clerk (916) 808-5442, Office of the City Clerk.

Consent Calendar (Continued)

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

Report ID # 2011-00145

Location: (District 5)

Recommendation: Confirmation of board/commission appointments to the Oak Park Redevelopment Advisory Committee (District 5 nominees): Tron Shepard (Category A, residential owner), Kathleen Johnson (Category B, residential tenant), King Smith (Category C, business owner), Dustin Littrell (Category C, business owner), Sam Allen (Category D, Community Business Owner) and Carol Lazo (Category D, Community Business Owner).

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

3. **December 2010 Monthly Investment Transactions Report**

Report ID # 2011-00111

Location: (Citywide)

Recommendation: Receive and file.

Contact: Lydia Abreu, Investment and Operations Manager, (916) 808-7746, Office of the City Treasurer

4. **(Pass for Publication) River District Specific Plan**

Report ID # 2011-00095

Location: (Districts 1 and 3)

Recommendation: Review 1) a Resolution certifying the Environmental Impact Report (EIR) and adopting the Mitigation Monitoring Program for the River District Specific Plan Project, 2) a Resolution amending the 2030 General Plan Land Use Diagram for various parcels in accordance with the River District Specific Plan; 3) a Resolution rescinding the Richards Boulevard Area Plan (RBAP) and Facility Element; 4) a Resolution amending the 2030 General Plan Circulation Element in accordance with the River District Specific Plan; 5) a Resolution adopting the River District Specific Plan, Design Guidelines, and Infrastructure Financing Plan; 6) a Resolution amending the Railyards Specific Plan relating to the future operation of 5th and 7th Streets; 7) a Resolution amending the Bikeway Master Plan in accordance with the River District Specific Plan; 8) a Resolution approving a Water Supply Assessment Report for the River District Specific Plan Project; 9) a Resolution rescinding the Discovery Centre PUD; 10) a Resolution adopting the River District Design Guidelines for the River District Design Review District; 11) an Ordinance establishing the River District Design Review District; 12) an Ordinance adopting the River District Special Planning District; 13) an Ordinance nominating properties in the River District Specific Plan Area as Landmarks and nominating the North 16th Street Historic District and its' Contributing Resources for listing in the Sacramento Register of Historic and Cultural Resources; and 14) an Ordinance rezoning various parcels in the River District, 15) Pass for Publication the Ordinance title as required by Sacramento City Charter 32c to be adopted February 15, 2011.

Consent Calendar (Continued)

Contact: Evan Compton, Associate Planner,(916) 808-5260, Community Development Department.

5. Contract: Tree Pruning and Removal Services (Continued from 1-25-11 and 2-1-11)
Report ID # 2011-00043

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) awarding a one-year contract with four one-year renewal options to Jensen Tree Services, Inc. for tree pruning and removal services in a total amount not to exceed \$3,748,650 for the potential maximum five year term; and 2) authorizing the Interim City Manager or the Interim City Manager's designee to execute the contract with Jensen Tree Services, Inc and exercise the renewal options specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s).

Contact: Sonny Eboigbe, Procurement Analyst, (916) 808-7432, Craig Lymus, Acting Procurement Manager, (916) 808-5524, Department of General Services.

6. Grant Applications: U.S. Bureau of Reclamation FY2011
Report ID # 2011-00094

Location: (District 5)

Recommendation: Recommendation: Adopt a Resolution 1) authorizing the City Manager to submit two applications for the U.S. Bureau of Reclamation's (USBR's) Watersmart Water and Energy Efficiency Grants FY2011 (Grants) for the Water Meter Retrofit and Follow the Meter Projects, up to the maximum grant amount of \$1 million, and to execute all agreements related to the Grants if the Grants are awarded; 2) authorizing the Director of Utilities and the Director's designees as the City's agent to conduct all negotiations and submit all documents required in connection with the Grant applications and the Grants, if awarded, including applications, payment requests, and documentation of compliance with all requirements applicable to the Grants and completion of the projects funded by the Grants; 3) authorizing the City Manager to establish related revenue and expenditure budgets in the Residential Water Meter Project (Z14010000) and for the grant funds contingent on receipt of Grant awards; and 4) including other provisions required under the applicable USBR guidelines.

Contact: Bill Busath, Interim Eng Manager, (916) 808-1434, Rick Matsuo, Supervising Engineer, (916) 808-1728, Department of Utilities

Consent Calendar (Continued)

7. Administrative Matter: Correction to Resolution 2009-573

Report ID # 2011-00137

Location: (Citywide)

Recommendation: Adopt a **Resolution** correcting a typographical error in the annual one-year extension amount from \$92,000 to \$96,000 for a Professional Services Agreement (Agr. 2009-0840) with Smith Dawson & Andrews (SDA) for federal advocacy services as listed in Resolution 2009-573.

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

8. Agreement: Streetcar Planning Study

Report ID #2011-00051

Location: (Citywide)

Recommendation: Adopt **Resolution** authorizing the City Manager to execute a professional service agreement with Fehr & Peers to perform a Streetcar Planning Study for an amount not to exceed \$310,000.

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

9. Contract: Natomas Gateway Streetscapes Maintenance

Report ID # 2011-00061

Location: (District 1)

Recommendation: Adopt a **Resolution** awarding a one-year non-professional services agreement for the maintenance of the Natomas Gateway Streetscapes with TruGreen LandCare for an amount not to exceed \$42,700 and options to extend the agreement for up to two additional one-year periods, with the total amount of the agreement, including the optional two one-year extensions, not to exceed \$128,100.

Contact: Juan Montanez, (916) 808-2254, Department of Transportation; Erick Talavera, (916) 808-2272, Department of Transportation

10. Contract: Southwest Clipper Streetscape Maintenance

Report ID # 2011-00060

Location: (District 7)

Recommendation: Adopt a **Resolution** awarding a one-year non-professional services agreement for the maintenance of the Southwest Clipper Streetscapes with California Landscape Associates for an amount not to exceed \$61,220 and options to extend the agreement for up to two additional one-year periods, with the total amount of the agreement, including the optional two one-year extensions, not to exceed \$184,200.

Contact: Juan Montanez, (916) 808-2254, Department of Transportation, Erick Talavera, (916) 808-2272, Department of Transportation.

Consent Calendar (Continued)

- 11. Contract: Oleandar Streetscape Maintenance**
Report ID # 2011-00058
Location: (Districts 5 and 7)

Recommendation: Adopt a **Resolution** awarding a one-year non-professional services agreement for the maintenance of the Oleander Streetscapes with Roush Landscape for an amount not to exceed \$61,700 and options to extend the agreement for up to two additional one-year periods, with the total amount of the agreement, including the optional two one-year extensions, not to exceed \$185,100.

Contact: Juan Montanez, (916) 808-2254, Department of Transportation; Erick Talavera, (916) 808-2272, Department of Transportation.

- 12. Jurisdictional Memorandum of Understanding (MOU): County of Sacramento Regarding Transportation Projects**
Report ID # 2011-00092
Location: (Citywide)

Recommendation: Adopt **Resolution** authorizing the City Manager to execute a MOU with the County of Sacramento for work on transportation projects.

Contact: Azadeh Doherty, Principal Planner, (916) 808-3137, Department of Transportation; Ryan Moore, Supervising Engineer, (916) 808-8279, Department of Transportation.

- 13. (Housing Authority) Riverview Plaza Commercial Property Lease**
Location: 600 I Street (District 1)

Recommendation: Adopt a **Housing Authority Resolution** authorizing the Executive Director or her designee to execute a fifteen-year five month firm term lease with two, five-year options with Belal Abukhdair (tenant) and Mohammad Abukhdair (co-signer/guarantor) dba Billy's Market & Deli for the Riverview Plaza property at 600 I Street, Suite 115.

Contact: Nick Chhotu, Assistant Director of Public Housing, (916) 440-1334, Mike Wonderly, Program Manager, (916) 449-6289, Sacramento Housing and Redevelopment Agency.

Consent Calendar (Continued)

14. **5266 Young Street Acquisition and Replacement Housing Plan**

Location: 5266 Young Street (District 6)

Recommendation: Adopt a **Redevelopment Agency Resolution** a) authorizing the purchase of 5266 Young Street for just compensation, which is fair market value as determined by an independent appraisal; b) amending the Sacramento Housing and Redevelopment Agency (SHRA) budget by defunding \$140,000 of the 5700 Stockton Boulevard Acquisition Project and allocating \$140,000 to the 5266 Young Street Acquisition Project; c) authorizing the Executive Director, or designee, to take all actions reasonably necessary to voluntarily purchase, secure, and maintain the property, including demolition of the building, security and maintenance, environmental site assessment and remediation as necessary; d) approving the Replacement Housing Plan for 5266 Young Street; and e) approving the environmental findings regarding this action.

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

15. **(Redevelopment Agency Resolution) 5258 Young Street Demolition and Replacement Housing Plan**

Location: 5258 Young Street (District 2)

Recommendation: Adopt a **Redevelopment Agency Resolution** a) approving the Negative Declaration for the 5258 Young Street Demolition Project; b) approving the Replacement Housing Plan for 5258 Young Street; c) authorizing the Executive Director or her designee to take all actions reasonably necessary to demolish the structure located at 5258 Young Street; and d) make related findings.

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

Public Hearings (Items 16 and 17)

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

16. **Estimated Time: 5 minutes**

Neighborhood Code Compliance Case Fees and Penalties – Findings of Fact for Special Assessment Liens (Noticed on 12-20-10)

Report ID# 2011-00080

Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** placing liens on the properties for unpaid fees and penalties (Exhibit A of the Resolution) and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

Contact: Dennis Kubo, Code Enforcement Manager, CDD Neighborhood Code Compliance Division (916) 808-8577, Community Development Department.

Public Hearings (Continued)

17. **Estimated Time: 5 minutes**
Housing Case Fees and Penalties – Findings of Fact for Special Assessment Liens (Noticed on 12-20-10)
Report ID # 2011-00081
Location: (Citywide)
- Recommendation:** Conduct a public hearing and upon conclusion adopt a **Resolution** placing liens on the properties for unpaid fees and penalties (Exhibit A of the Resolution) and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.
- Contact:** Randy Stratton, Code Enforcement Manager, (916) 808-6497, Community Development Department.

Discussion Calendar (Items 18-23)

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

18. **Estimated Time: 2 hours**
Sports & Entertainment Complex Presentations and Direction
Report ID # 2011-00165
Location: (District 1)
- Recommendation:** Receive submittals and presentations from four Sports & Entertainment Complex proponents that were forwarded to the City by the SacramentoFIRST Task Force. Select a proponent to complete an assessment of financial feasibility over a 90 day period.
- Contact:** John Dangberg, (916) 808-1222, Office of the City Manager; Rachel Hazlewood, Senior Development Project Manager (916) 808-8645, Department of Economic Development.
19. **Estimated Time: 5 minutes**
(Pass for Publication) Annexation No. 19 to the Neighborhood Park Maintenance Community Facilities District No. 2002-02 - Mail Ballot Election Results
Report ID # 2011-00056
Location: (District 3)
- 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 2010-2011 and following tax years solely within and relating to the City of Sacramento Neighborhood Parks Maintenance Community Facilities District No. 2002-02, Annexation No. 19; and 3) pass for publication the Ordinance title as required by Sacramento City Charter 32(c) to be adopted on February 15, 2011.
- Contact:** Diane Morrison, Program Specialist, (916) 808-7535; Mark Griffin, Fiscal Manager, (916) 808-8788, Department of Finance.

Discussion Calendar (Continued)

20. **Estimated Time: 15 minutes**
Council Redistricting Process - Establishing Citizens Advisory Committee
Report ID # 2011-00167
Location: (Citywide)
Recommendation: Adopt **Resolution** Approving the 2011 Sacramento Redistricting Citizens Advisory Committee.
Contact: Scot Mende, New Growth Manager, (916) 808-4756, Community Development Department.
21. **Estimated Time: 10 minutes**
Greenwise Sacramento Regional Action Plan
Location: (Citywide)
Recommendation: Receive and file.
Contact: Yvette Rincon, Sustainability Program Manager, (916) 808-5827, Department of General Services.
22. **Estimated Time: 10 minutes**
Memorandum of Understanding: Sacramento County Parks Pilot Parking Program
Report ID # 2011-00097
Location: (Citywide)
Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a one year Memorandum of Understanding (MOU) with the County of Sacramento whereby the City will install and maintain parking pay stations and provide parking enforcement services at surface parking lots located within the following Sacramento County parks: Watt Avenue Access and Howe Avenue River Access.
Contact: Howard Chan, Parking Services Manager, (916) 808-7488, Department of Transportation.
23. **Estimated Time: 15 minutes**
Selection of Executive Search Firm for City Manager Recruitment
Report ID # 2011-00172
Location: (Citywide)
Recommendation: 1) Select an Executive Search firm for City Manager Recruitment after presentations by Wilcox Miller Nelson and CPS Human Resource Services and 2) adopt a **Resolution** authorizing the use of the General Fund Administrative Contingency for expenditures associated with this recruitment.
Contact: Tosha Cherry, Support Services Manager (916) 808-5498, Department of Human Resources.

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment