



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

CITY COUNCIL

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Bonnie Pannell, Vice Mayor, District 8

Agenda

**Tuesday, April 5, 2011
6:00 P.M.**

CHARTER OFFICERS

Eileen Teichert, City Attorney
Shirley Concolino, City Clerk
Gus Vina, Interim City Manager
Russ Fehr, City Treasurer

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

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

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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3 Confirmation of Boards and Commission Appointments

Report ID: Report-2011-00359

Location: Citywide

Recommendation: Confirmation of board/commission appointment(s) to: 1) Del Paso Heights Redevelopment Advisory Committee – Harry Block and Kaying Thao (Category A); 2) North Sacramento Redevelopment Advisory Committee – Kevin Lutz (Category A), Elmer McCleary (Category B), Mark Underwood (Category C), Terri Carpenter (Category D) and David Plag (Category D); 3) Sacramento Heritage, Inc. Board of Directors – Doug M. Edwards (Category A-3).

Contact: Katia Ligaiviu, Deputy City Clerk, (916) 808-7604; Stephanie Mizuno, Assistant City Clerk, (916) 808-7200, Office of the City Clerk

4 February 2011 Monthly Investment Transactions Report

Report ID: Report-2011-00286

Location: Citywide

Recommendation: Receive and file.

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

5 (Pass for Publication) Development Agreement Amendment for Truxel 3 PUD (P11-021)

Report ID: Report-2011-00318

Location: Northeast corner of Truxel Road & Gateway Park Boulevard, District 1

Recommendation: Review a Resolution re-adopting the previously adopted Mitigated Negative Declaration (MND) per the California Environmental Quality Act and previously adopted Monitoring Mitigation Plan (MMP); 2) review an Ordinance approving a Development Agreement Amendment to extend the term of an approved Development Agreement. 3) pass for Publication the Ordinance title as required by Sacramento City Charter 32c to be adopted on April 12, 2011.

Contact: Greg Bitter, Principal Planner, AICP, (916)808-7816; David Kwong, Planning Director, AICP, (916)808-2691, Community Development Department

6 Agreement: Florin Road Site Assessment Project

Report ID: Report-2011-00378

Location: Districts 5 and 8

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager to execute an agreement with Nichols Consulting Engineers (NCE) in an amount not to exceed \$230,880 for the Florin Road Phase II Environmental Site Assessment services; 2) approving the agreement to include participating properties in the NCE agreement contingent upon the receipt by the City of Sacramento property owner contribution totaling \$42,384 prior to start of work; 3) transferring of \$28,000 (General Fund, 1001) from the Shovel-Ready Sites Program (D21001300) into the Community-wide Brownfield Assessment (CWBA) Grant (G18000200); and 4) authorizing the City Manager to establish a General Fund (1001) revenue budget in the Community Development Department operating budget and an expenditure budget in the CWBA Grant (G18000200) upon receipt of the \$42,384 (\$7,064 per site) for the environmental study.

Contact: Desmond Parrington, Program Specialist, (916) 808-5044, Community Development Department

7 (Pass for Publication) Ordinance Amendment: Natomas Basin Shovel Ready Investment Protection Ordinance (M11 005)

Report ID: Report-2011-00320

Location: Natomas, District 1

Recommendation: 1) Review an Ordinance pertaining to the extension of certain land use entitlements and building permits in the Natomas Basin and repealing Ordinance No. 2009-007; and 2) pass for Publication the Ordinance title as required by Sacramento City Charter 32c to be adopted on April 12, 2011.

Contact: Greg Bitter, Principal Planner, AICP, (916)808-7816; David Kwong, Planning Director, AICP, (916) 808-2691; Ron O'Connor, Operations Manager, (916) 808-8183, Community Development Department

8 Services Community Facilities Districts - Amendments to the FY2010/11 Budget

Report ID: Report-2011-00243

Location: Citywide

Recommendation: Adopt 1) a **Resolution** for the Willowcreek Landscaping Maintenance Community Facilities District (CFD) No. 98 04; 2) a **Resolution** for the North Natomas Transportation Management Association (TMA) CFD No. 99 01; 3) a **Resolution** for the North Natomas Neighborhood Landscaping Maintenance CFD No. 99 02; 4) a Resolution for the North Natomas Landscaping Maintenance CFD No. 3; 5) a Resolution for the Neighborhood Park Maintenance CFD No. 2002 02; 6) a Resolution for the Neighborhood Alley Maintenance CFD No. 2003 04; and 7) a **Resolution** for the Del Paso Nuevo Landscaping CFD No. 2006 06 amending the revenue and expenditure budgets for the FY2010/11 approved budget for the Services Community Facilities Districts.

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

9 Contracts: Weed Abatement and Debris Removal Services [2/3 Votes Required]

Report ID: Report-2011-00275

Location: Citywide

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding in the best interests of the City to for the procurement of weed abatement and debris removal services; 2) awarding a one year contract with two one-year renewal options to Thunder Mountain Enterprises, Inc., the lowest responsible and responsive bidder as a result of Bid No. B112526011, for weed abatement and debris removal services in a total amount not to exceed \$730,000; 3) awarding a one year contract with two one-year renewal options to Cordell's Weed Abatement, the second lowest responsible and responsive bidder as a result of Bid No. B112526011, for weed abatement and debris removal services in a total amount not to exceed \$730,000; and 4) authorizing the Interim City Manager, or his designee, to execute the contracts specified above and any and all extension(s), provided that sufficient funds are available in the budget adopted for the applicable Fiscal Year(s).

Contact: Michael Bartley, Assistant Chief, Fire Marshal, (916) 808-1619, Fire Department

10 Contracts: Original Equipment Manufacturer (OEM) Repair Parts and Services

Report ID: Report-2011-00263

Location: Citywide

Recommendation: Adopt a **Resolution** 1) awarding five-year contracts to: a) A & S Motorcycle Parts, Inc. for the purchase of BMW motorcycle repair parts and services in an amount not to exceed \$600,000 for the five year period; b) Burton's Fire, Inc. for the purchase of Pierce fire apparatus repair parts and services in an amount not to exceed \$1.35 million for the five year period; c) Maita Chevrolet for the purchase of Chevrolet repair parts and services in an amount not to exceed \$650,000 for the five year period; d) Ozzie's BMW Center for the purchase of BMW motorcycle repair services in an amount not to exceed \$600,000 for the five year period; e) Pleasanton Truck and Equipment for the purchase of Heil repair parts and services in an amount not to exceed \$1.7 million for the five year period; and 2) authorizing the City Manager or the City Manager's designee to execute the contracts specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s).

Contact: Marc Robles, Program Analyst, (916) 808-6343; Craig Lymus, Acting Procurement Manager, (916) 808-5524, Department of General Services

11 Lease Termination: OPUS Fields at the Natomas Baseball Complex (L19180000)

Report ID: Report-2011-00302

Location: 3501 Fong Ranch Road, District 1

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager, or City Manager's designee, to terminate the Lease Agreement (City Agreement No. 2007-0321) between the City of Sacramento and Natomas Youth Baseball for the OPUS Fields at the Natomas Baseball Complex; and 2) closing South Natomas Sports Complex Capital Improvement Program (CIP) (L19180000) and transferring the remaining fund balance of \$1,117,456.24 back to South Natomas Capital Improvement Fund (SNCIF) contingency.

Contact: Tim Hopper, Administrative Officer, (916) 808-8173; J.P. Tindell, Park Planning & Development Manager, (916) 808-1955, Department of Parks and Recreation

12 Contract: Martin Luther King, Jr. Community Garden (L19206000)

Report ID: Report-2011-00312

Location: 3668 Martin Luther King, Jr. Boulevard (District 5)

Recommendation: Adopt a **Resolution** 1) approving the contract plans and specifications for the Martin Luther King, Jr. Community Garden (L19206000) project; 2) awarding the contract to Hemington Landscape Services for an amount not to exceed \$128,923; and 3) authorizing the City Manager, or City Manager's designee, to execute the contract with Hemington Landscape Services for the Martin Luther King, Jr. Community Garden project.

Contact: Tin-Wah Wong, Associate Landscape Architect, (916) 808-5540; J.P. Tindell, Park Planning and Development Manager, (916) 808-1955, Department of Parks and Recreation

13 Agreement: Proposition 84 Statewide Park Act Round Two Application Recommendations

Report ID: Report-2011-00324

Location: Citywide

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager or his designee to submit applications to the State of California, California State Parks Department, for Statewide Park Act Competitive grants for amounts not to exceed \$5,000,000 in any single application for Luther Burbank Regional Sports Complex, Park Site FB2 (formerly Manor Recreation and Swim Club), McClatchy Park, Powerhouse Science Center, and Township 9 Riverfront Park.

Contact: Camille Wise, Resource Development Specialist, (916) 808-8830, Parks and Recreation Department, Jennifer Witz, Development Project Manager, (916) 808-2796, Economic Development Department

14 (Redevelopment Agency/Housing Authority) Redevelopment Agency and Housing Authority Participation in the Renewal of the Stockton Boulevard Property and Business Improvement District

Report ID: Report-2011-00373

Location: Oak Park and Stockton Boulevard Redevelopment Areas, Districts 5 and 6

Recommendation: Adopt a 1) a **Redevelopment Agency Resolution** a) amending the 2011 Sacramento Housing and Redevelopment Agency budget by allocating \$108,470 consisting of \$40,300 of Oak Park Tax Increment Development Assistance Funds and \$68,170 of Stockton Boulevard Tax Increment Development Assistance Funds to the Property Based Improvement District Fund; b) delegates signatory authority to the Executive Director, or her designee, for the Redevelopment Agency properties to be included in the proposed Stockton Boulevard Property and Business Improvement District (PBID); 2) a **Housing Authority Resolution** a) delegating signatory authority to the Executive Director or her designee for the Housing Authority property to be included in the proposed Stockton Boulevard PBID; b) authorizing the Executive Director, or her designee, to pay the annual assessment fees of the Stockton Boulevard PBID from the Housing Authority Operating Funds.

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

15 (Redevelopment Agency) Approval of Amended Hotel Berry Loan Documents

Report ID: Report-2011-00372

Location: District 1

Recommendation: Adopt a **Redevelopment Agency Resolution** a) authorizing the Executive Director, or designee, to amend the Agency budget to reappropriate the repaid proceeds from the Hotel Berry \$2,017,564 Acquisition and Permanent Loan and the \$2,413,050 Acquisition, Construction and Permanent Loan to the Hotel Berry Project; and b) authorizing the Executive Director, or designee, to enter into and execute amended loan documents associated with the Hotel Berry Project with JHC-Hotel Berry LLC.

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

16 Administrative Matter: Amendment of Resolution 2010-283: Temporary Street Closure of the Alleyway Bounded by Folsom Boulevard, 36th, 37th and M Streets, Temporary Closure of Traffic Proceeding No. TSC10-02

Report ID: Report-2011-00315

Location: District 3

Recommendation: Adopt a **Resolution** amending Resolution 2010-283 to delete subsection 4(c).

Contact: Thomas Adams, Engineering Technician (916) 808-7929; Nicholas Theocharides, Engineering Division Manager (916) 808-5065, Department of Transportation

17 (Pass for Publication) Swanston Station Transit Village Specific Plan (M09-020)

Report ID: Report-2011-00254

Location: Swanston Station Transit Village Area is generally bounded by El Camino Ave on the north, Arden Way on the south, Capitol City Freeway (Business 80) on the east, and Beaumont and Erickson Streets on the west. Properties fronting on the northern side of El Camino are within the Swanston Station area, Districts 2 and 3

Recommendation: Review: 1) an Ordinance rezoning various parcels in the Swanston Station Transit Village Specific Plan area, 2) an Ordinance establishing the Swanston Station Design Review District and Amending the Boundaries of the North Sacramento Design Review District, 3) an Ordinance repealing Ordinance No. 2006-051 the Swanston Station Interim Ordinance; and 4) pass for publication the ordinance titles as required by Sacramento City Charter Section 32(c) to be adopted on April 12, 2011.

Contact: Fedolia "Sparky" Harris, Senior Planner, (916) 808-2996, Department of Transportation

Public Hearings (Items 18 and 19)

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

18 (Redevelopment Agency) Amendment to Lease Agreement for 1314 Del Paso Boulevard

Report ID: Report-2011-00371

Estimated Time: 5 min

Location: North Sacramento Redevelopment Area, Districts 2 and 3

Recommendation: Conduct a public hearing and upon conclusion, adopt a **Redevelopment Agency Resolution** a) authorizing the Executive Director, or her designee, to enter into a Lease Agreement for one year between the City of Sacramento and the Agency to lease the real property at 1314 Del Paso Boulevard (APN: 275-0123-023-0000 and 275-0123-024-0000) for the purpose of temporary parking for and during special events held by the Del Paso Boulevard Partnership and private businesses on Del Paso Boulevard; b) this authorization shall include any future amendments that may be deemed necessary and appropriate to modify and/or extend the term of the Lease Agreement for an additional one year lease term; c) such one year lease term extension may be made no more than four (4) times pursuant to the Lease Agreement and all terms of the Lease

Contact: Chris Pahule, Assistant Director, Community Development Department, (916) 440-1350; Sarah Hansen, Redevelopment Manager, Community Development Department, (916) 449-6232, Sacramento Housing and Redevelopment Agency

19 (City Council/Redevelopment Agency/Housing Authority) 3700/3714 Rio Linda Boulevard Property Conveyance

Report ID: Report-2011-00258

Estimated Time: 10 min

Location: 3700/3714 Rio Linda Boulevard, Del Paso Heights Redevelopment Area District 2

Recommendation: Conduct a joint public hearing pursuant to California Health and Safety Codes § 33433 and 33431 for the conveyance of Redevelopment Agency-owned real estate and upon conclusion adopt: 1) a **City Council Resolution** a) approving the conveyance of 3700/3714 Rio Linda Boulevard (APNs: 251-0093-013, APN: 251-0093-014, and 251-0093-024) at no cost to the Housing Authority of the City of Sacramento; and b) approving the report prepared pursuant to California Health and Safety Code section 33433; 2) a **Redevelopment Agency Resolution** a) approving and authorizing the Executive Director, or her designee, to execute the Disposition and Development Agreement (DDA), Regulatory Agreement and related documents with the Housing Authority of the City of Sacramento for the disposition and development of 3700/3714 Rio Linda Boulevard; and b) authorizing the Executive Director to take all actions reasonably necessary to convey properties to the Housing Authority and; 3) a **Housing Authority Resolution** a) approving and authorizing the Executive Director, or her designee, to accept the conveyance of 3700/3714 Rio Linda Boulevard at no cost; b) execute a Disposition and Development Agreement (DDA), Regulatory Agreement and related documents with the Redevelopment Agency of the City of Sacramento for the development of administrative offices at 3700/3714 Rio Linda Boulevard; and c) authorizing the Executive Director or her designee to take all actions reasonably necessary to accept properties.

Contact: Chris Pahule, Assistant Director, Community Development, (916) 440-1350; Sarah Hansen, Redevelopment Manager, (916) 449-6232, Sacramento Housing and Redevelopment Agency

Discussion Calendar (Items 20 and 21)

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

20 Capitol Area Development Authority (CADA) Year End Report

Report ID: Report-2011-00353

Estimated Time: 5 min

Location: District 1, 3, 5

Recommendation: Receive and file.

Contact: Paul Schmidt, Executive Director (916) 444-9210, Capitol Area Development Authority

21 Green Waste Collection Service Options: Containerized and Loose-in-the-Street

Report ID: Report-2011-00168

Estimated Time: 20 min

Location: Citywide

Recommendation: Provide direction to staff regarding options for loose-in-the-street garden refuse collection.

Contact: William Skinner, Interim Integrated Waste Manager, (916) 808-4932; David Levine, Support Services Manager, (916) 808-7943, Department of Utilities

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment