



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

CITY COUNCIL

Kevin Johnson, Mayor
Angelique Ashby, District 1
Sandy Sheedy, District 2
Steve Cohn, District 3
Robert King Fong, District 4
Jay Schenirer, District 5
Kevin McCarty, District 6
Darrell Fong, District 7
Bonnie Pannell, Vice-Mayor, District 8

Agenda

Tuesday, August 9, 2011

6:00 PM

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
William H. Edgar, 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.

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.

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 9, 2011

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

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 - 4) **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 **(Pass for Publication) Solar Facilities Zoning Code Update**
Report # 2011-00661
Location: Citywide
Recommendation: Review an Ordinance amending various sections of Title 17 (Zoning Code) of the Sacramento City Code relating to commercial solar energy systems and pass for publication the Ordinance title as required by Sacramento City Charter 32(c) to be adopted August 16, 2011.
Contact: Sandra Yope, Senior Planner, (916) 808-7158, Community Development Department
Joy Patterson, Principal Planner (916) 808-5607, Community Development Department

- 2 Agreements: Plan Review, Inspection and/or Permit Counter Services Report # 2011-00698**
Location: Citywide
Recommendation: Adopt a **Resolution** 1) awarding separate consultant and professional service agreements to 4Leaf, Inc., Bureau Veritas North America, Inc., and TRB Associates, Inc. for building plan review services, counter services and inspection services in an annual not to exceed amount of \$100,000 for the initial agreement year and annual not to exceed amounts of \$100,000 for each of two additional option years for a total not to exceed time period of three years and a total not to exceed amount of \$300,000 for each agreement and 2) authorizing the City Manager to execute each agreement and to exercise all annual options under the agreements provided that sufficient funds are available in the budget for the applicable Fiscal Year.
Contact: Marge Innocenti, Administrative Analyst, (916) 808-8898, Community Development Department
- 3 June 2011 Monthly Investment Transactions Report Report # 2011-00651**
Location: Citywide
Recommendation: Receive and file.
Contact: Lydia Abreu, Investment & Operations Manager, (916) 808-7746, Office of the City Treasurer
- 4 Grant/Agreement: FY10 Interoperable Emergency Communications Grant Program Report # 2011-00701**
Location: Citywide
Recommendation: Adopt a **Resolution** 1) authorizing the Interim City Manager, or the Chief of Police as the Interim City Manager's designee, to accept on behalf of the City of Sacramento up to \$180,000 in grant funding for the Fiscal Year 2010 (FY10) Interoperable Emergency Communications Grant Program (IECGP) from the State of California, Emergency Management Agency (CalEMA), sub-granted through the City and County of San Francisco; 2) authorizing the Interim City Manager, or the Chief of Police as the Interim City Manager's designee, to execute on behalf of the City of Sacramento an Agreement with the City and County of San Francisco for purposes of implementing FY10 IECGP projects; 3) authorizing the Interim City Manager, or the Chief of Police as the Interim City Manager's designee, to establish a project for the Interoperable Emergency Communications Grant Program (#G11009200) and 4) authorizing the Interim City Manager, or the Chief of Police as the Interim City Manager's designee to adjust the necessary Police Department grant expense and revenue budgets to implement the Interoperable Emergency Communications Grant Program.
Contact: Steve Quinn, Lieutenant, Homeland Security Division, (916) 874-2172, Police Department.

Public Hearings (Item 5 - 7)

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

5 Temporary Street Closure of Alleys/Street (Noticed on 7-29-2011)

Report # 2011-00649

Estimated Time: 15 Minutes

Location: District 5

Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** authorizing the temporary closure of the subject alleys and streets to through vehicular and pedestrian traffic.

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

6 (City Council/Housing Authority) Disposition and Development Agreement: Kelsey Village (Noticed on 7-25-11)

Report # 2011-00713

Estimated Time: 10 Minutes

Location: 2830 Stockton Boulevard; Oak Park Redevelopment Area, District 5

Recommendation: Conduct a public hearing and upon conclusion , adopt 1) a **Housing Authority Resolution** a) indicating the willingness of the Housing Authority of the City of Sacramento to issue up to \$4,000,000 in tax-exempt mortgage revenue bonds to provide construction financing for the Kelsey Village (Project); b) authorizing an application to the California Debt Limit Allocation Committee (CDLAC) for authority to issue the bonds; c) authorizing the Executive Director or her designee to execute all necessary documents associated with the transaction; 2) a Housing Authority Resolution a) indicating the Housing Authority has conducted a public hearing related to the proposed disposition; b) authorizing the Executive Director or her designee to execute a Disposition and Development Agreement with Satellite Housing, Inc., or related entity; c) authorizing the Executive Director or her designee to execute a carry back acquisition loan in the amount of \$295,000 with Satellite Housing, Inc., or related entity; d) authorizing the Executive Director or her designee to execute all necessary documents associated with the transaction; 3) a **City Resolution** a) indicating that the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the proposed construction financing of the project; and b) approving the issuance of tax-exempt obligations; 4) a City Resolution a) approving funding for an Agency loan to the project of up to \$2,100,000 comprised of up to \$1,600,000 City Home Investment Partnership (HOME) funds and up to \$500,000 City Housing Trust Fund (HTF) funds; and c) authorizing SHRA to execute a commitment letter with Satellite Housing Inc., or related entity.

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

7 **Council Redistricting**

Report # 2011-00676

Estimated Time: 60 Minutes

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion provide direction to staff toward achieving final approval of Council District boundaries on or before September 6, 2011.

Contact: Scot Mende, Principal Planner, (916) 808-4756; Community Development Department, Maria MacGunigal, IT Manager, (916) 808-7998, Information Technology Department

Discussion Calendar (Item 8)

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

8 **(City Resolution/Redevelopment Agency) Emergency Ordinance and Approval of Alternative Voluntary Redevelopment Program and the Approval of a Remittance Agreement between the City and the Redevelopment Agency of the City of Sacramento (2/3 Vote Required)**

Report # 2011-00715

Estimated Time: 20 Minutes

Location: Citywide

Recommendation: Adopt a 1) City emergency **Ordinance** authorizing the City to participate in Assembly Bill X1 27 (AB 27) Voluntary Alternative Redevelopment Program (VARP), and 2) a **City Council Resolution** a) authorizing the Interim City Manager to execute a Remittance Agreement through which the VARP payments will be made to the County Auditor-Controller, and b) authorizing the Interim City Manager, or his designee, to receive and expend the funds necessary to make payment under the terms of the Remittance Agreement, and 3) a **Redevelopment Agency Board Resolution** authorizing suspension of the allocation of Tax Increment to the Low and Moderate Income Housing Fund (LMIHF) for the 2011-2012 Fiscal Year, and 4) **Redevelopment Agency Board Resolution** a) authorizing the Executive Director, or her designee, to execute, upon the effective date of an ordinance that complies with Part 1.9 of the California Health and Safety Code, a Remittance Agreement with the City of Sacramento, b) authorizing the Executive Director, or her designee, to appropriate the funds needed to make the payment under the terms of the Remittance Agreement in the Agency’s 2012 budget and amend the Agency’s 2011 budget, as needed, to appropriate the funds needed to make payment under the terms of the Remittance Agreement, and c) authorizing the Executive Director, or her designee, to document existing and on-going administrative services and overhead costs associated with administering the City redevelopment project areas and to report such cost annually to the state controller to comply with the provisions of AB X1 27.

Contact: La Shelle Dozier, Executive Director, (916) 440-1319, Sacramento Housing and Redevelopment Agency

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment