



**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, October 25, 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
John F. Shirey, 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, October 25, 2011

6:00 PM

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 - 17) **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 Board and Commission Term Expiration List for 2012**
Report # 2011-00882
Location: Citywide
Recommendation: Receive and file.
Contact: Stephanie Mizuno, (916) 808-8093, Assistant City Clerk, Office of the City Clerk

2. **Order of Succession for the City Manager**
Report # 2011-00902
Location: Citywide
Recommendation: Adopt a **Resolution** 1) establishing the order of succession in the event or absence or disability of the City Manager; and 2) repealing Resolution No. 2011-503.
Contact: Mark Prestwich, Special Projects Manager, (916) 808-5380, Office of the City Manager

- 3. Ordinance Amendment: Signs for Multi-Family Developments (M11-008)** (Passed for Publication on 10-18-11; Published on 10-21-11)
Report # 2011-00461
Location: Citywide
Recommendation: Adopt: 1) a **Resolution** declaring the item exempt from environmental review; 2) an **Ordinance** amending the Sign Code (City Code Title 15.148) relating to sign regulations for multi-family developments; and
3) a **Resolution** setting fees under Title 15.08.050 of the Sacramento City code relating to multi-family signs.
Contact: Joy Patterson, Principal Planner, (916) 808-5607, Community Development Department
- 4. 3011 Academy Way (former Airgas Facility)**
Report # 2011-00878
Location: 3011 Academy Way, District 2
Recommendation: Adopt 1) a **Resolution** amending Resolution No. 2003-688 relating to initiating the rezoning of the former Airgas Academy Way site and an amendment of Title 17 of the Sacramento City Code relating to fuel storage yards, and 2) a **Resolution** approving a Notice of Satisfaction of Agreement relating to the former Airgas Academy Way site.
Contact: Gregory Bitter, Principal Planner, (916) 808-7816, Community Development Department
- 5. Supplemental Agreement: Stagehand Services for the Convention Center Complex**
Report # 2011-00898
Location: District 4
Recommendation: Adopt a **Resolution** authorizing the City Manager to execute an addendum to City Agreement (2006-1401) extending the agreement term to allow Sacramento Theatrical Lighting STL to continue providing stagehand services through the end of fiscal year 2012 as needed, not to exceed \$100,000.
Contact: Tina McCarty, Administrative Officer, (916) 808-8220, Convention, Leisure Department
- 6. Agreement: CALFED Homeowner Water Conservation Utilizing the "Follow the Meter" Grant Project (G14110300)**
Report # 2011-00860
Location: Citywide
Recommendation: Adopt a **Resolution** ratifying the execution by the City Manager of an agreement to receive funding awarded to the City of Sacramento by the U.S. Department of the Interior Bureau of Reclamation for the CALFED: Homeowner Water Conservation Utilizing the "Follow the Meter" Project, and taking related budgetary actions.
Contact: Dave Brent, Engineering Manager, (916) 808-1420, Department of Utilities

- 7. Proposed Resolution Opposing Location of Federal and State Joint Operations Center in American River Parkway**
Report # 2011-00868
Location: Citywide
Recommendation: Adopt a **Resolution** opposing the location of a proposed federal and state Joint Operations Center in the American River Parkway near Nimbus Dam.
Contact: Leslie Fritzsche, Downtown Redevelopment Manager, (916) 808-5450, Economic Development Department
- 8. Charter Officer Benefits Modification**
Report # 2011-00921
Location: Citywide
Recommendation: Adopt an amended Personnel **Resolution** covering Unrepresented Officers and Employees requiring Charter Officers and Deputy City Manager to pay the employee share of the retirement contribution to CalPERS and cease furloughs.
Contact: Tosha Cherry, Support Services Manager, (916) 808-5498, Human Resources Department
- 9. Agreement: Healthy Kids Healthy Future for Cover The Kids Program**
Report # 2011-00853
Location: Citywide
Recommendation: Adopt a **Resolution:** 1) authorizing the City Manager or designee to execute an agreement and any other related documents with Healthy Kids Healthy Future (HKHF), a regional non-profit organization, as necessary for the City's Cover The Kids children's health insurance program to provide executive director services to HKHF from July 1 to August 12, 2011, and be reimbursed by HKHF up to \$5,480; and 2) authorizing the City Manager or designee to adjust the grant and operating revenue and expenditure budgets as necessary to implement the agreement.
Contact: Murray Levison, Administrative Officer, (916) 808-6195, David Mitchell, Operations Manager, (916) 808-6076, Department of Parks and Recreation
- 10. Agreement: New Sublease of McClellan Park Building 600 for Homeland Security Programs**
Report # 2011-00896
Location: Citywide
Recommendation: Adopt a **Resolution** authorizing the City Manager or the City Manager's designee to: 1) enter into a sublease agreement with the Northern California Regional Public Safety Training College Joint Powers Authority for Building 600, located in McClellan Business Park, for a total not to exceed amount of \$920,000 beginning on November 21, 2011 and ending on April 30, 2013; 2) designate funding from FEMA/Department of Homeland Security grant awards to be used for payment of the sublease agreement for a total not to exceed amount of \$920,000 and; 3) extend or amend the terms of the sublease agreement, which will expire on April 30, 2013, if federal Homeland Security funding is augmented or extended per Cal EMA or FEMA approval.
Contact: Jim Hendrickson, Lieutenant, Office of Homeland Security, (916) 874-2172, Police Department.

11. **On-Street Angled Parking Program**
Report # 2011-00719
Location: 25th Street between Capitol Avenue and L Street/Capitol Avenue Alley, District 4
Recommendation: Adopt a **Resolution** approving implementation of on-street angled parking along 25th Street between Capitol Avenue and L Street/Capitol Avenue Alley (S15101500).
Contact: Zarah Bringas, Assistant Civil Engineer, (916)808-8494; Hector Barron, City Traffic Engineer, (916)808-2669, Department of Transportation
12. **Contract: Norwood and Fairbanks Traffic Signal Project**
Report # 2011-00877
Location: Intersection of Norwood Avenue and Fairbanks Avenue (District 2)
Recommendation: Adopt a **Resolution:** 1) approving plans and specifications for the project; 2) awarding the construction contract to M & M Electric in the amount of \$118,593; 3) authorizing the City Manager to execute a contract with M & M Electric in the amount of \$118,593; 4) authorizing the City Manager to transfer \$80,000 (Fund 2007) from the Major Street Improvement Project (T15098000) to the Norwood Avenue Bridge (T15068400) to support the Norwood Avenue and Fairbanks Avenue Traffic Signal Project; and 5) resetting the City Manager's administrative authority for the Major Street Improvements Project (T15098000).
Contact: Kaleb Haile, Senior Engineer, (916) 808-7020; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065
13. **Supplemental Agreement: Parking Operations Management Agreement**
Report # 2011-00900
Location: Sacramento Valley Station, District 3
Recommendation: Adopt a **Resolution** authorizing the City Manager or his designee to execute an amendment to the Parking Operations Management Agreement, City Agreement No. 2007-0657, with IA Sacramento Holdings, LLC.
Contact: Howard Chan, Parking Services Manager, (916) 808-7488, Department of Transportation
14. **Refinancing of Community Development Block Grant (CDBG) Section 108 Loan**
Report # 2011-00930
Location: Citywide
Recommendation: Adopt a **Resolution** 1) authorizing the Sacramento Housing and Redevelopment Agency (SHRA) to refinance the existing United States Department of Housing and Urban Development (HUD) Section 108 Loan (Loan #B-97-MC-06-003) Series 2001-A; 2) authorizing the Mayor of the City of Sacramento and SHRA, by action of its Executive director, to execute all required loan documents including the new HUD contract for Loan Guarantee Assistance and fixed rate note; and 3) authorizing an amendment to the SHRA budget to remit the February 1, 2012 interest payment of \$67,298 as well as the cost of issuance estimated at \$10,475 to the Trustee prior to the close.
Contact: Don Cavier, Director of Finance, (916) 440-1325; Kelly Tang, Finance Manager, (916) 449-6217, Sacramento Housing and Redevelopment Agency

15. **(Housing Authority) Housing Authority Disposition of Section 32 Properties**
Report # 2011-00937
Location: Citywide
Recommendation: Adopt a **Housing Authority Resolution** authorizing the Executive Director to: a) submit an application to the U.S. Department of Housing and Urban Development (HUD) approving the disposition of Housing Authority Section 32 homes to SHRA for 99 percent of fair market appraised value; b) apply to HUD for any replacement vouchers for which Housing Authority of the City of Sacramento (HACS) may be eligible; c) amend the HACS budget to allocate the proceeds of the sale of the homes to fund the rehabilitation of the remaining homes, related administration and sales costs, relocation expenses, and other purposes authorized under HUD's public housing homeownership programs, or to fund other public housing expenses or initiatives; and d) enter into a Purchase and Sale Agreement and any other necessary agreements to implement the proposed public housing disposition and receipt of any available replacement vouchers.
Contact: Nick Chhotu, Assistant Director, Housing Authority, (916) 440-1334, Chris Pahule, Assistant Director, Community Development Department, ((16) 440-1350, Sacramento Housing and Redevelopment Agency
16. **(Housing Authority) Shenandoah Apartments Substitution of Credit Enhancement for Tax-Exempt Mortgage Revenue Bonds**
Report # 2011-00935
Location: 6205 Riverside Boulevard, District 4
Recommendation: Adopt a **Housing Authority Resolution** 1) authorizing the execution and delivery of an amended and restated trust indenture; 2) authorizing an amended and restated financing agreement; 3) authorizing a first amendment to the regulatory agreement; and 4) authorizing the execution and delivery of and approval of other related documents and approving other related actions in connection therewith.
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
17. **Pilot Foreclosed Property Access and Rehabilitation Program**
Report # 2011-00936
Location: City of Sacramento Low and Moderate Income Areas
Recommendation: Adopt a **Resolution** 1) authorizing the Sacramento Housing and Redevelopment Agency to establish and implement the Program; 2) authorizing SHRA to establish an over-the-counter submission process to accept qualifications and select participants for the program; 3) authorizing SHRA to establish participant qualifications and selection criteria; 4) authorizing SHRA to execute agreements with selected qualified participants and serve as the program's Community Coordinator; and 5) authorizing SHRA to make modifications to the program guidelines and handbook as necessary to ensure successful administration and operation o the program.
Contact: Chris Pahule, Assistant Director, Community Development, (916) 440-1350, Sacramento Housing and Redevelopment Agency:

Public Hearings (Item 18 - 21)

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

18. **2011A Regulatory Improvement Code Changes (M11-002)** (Noticed on 10-06-11; Passed for Publication of Title on 10-11-11, Published on 10-14-11)
Report # 2011-00730 Estimated Time: 15 minutes
Location: Citywide
Recommendation: Conduct a public hearing and upon conclusion adopt an **Ordinance** amending various sections of Title 17 of the Sacramento City Code (Zoning Code) and Title 8 of the Sacramento City Code relating to development application processing and code maintenance.
Contact: Sandra Yope, Senior Planner, (916) 808-7158, Community Development Department, Joy Patterson, Principal Planner (916) 808-5607, Community Development Department

19. **NMCI Medical Clinic (P11-032)** (Noticed on 9-30-11)
Report # 2011-00824 Estimated Time: 10 minutes
Location: 3325 J Street, District 3
Recommendation: Conduct a public hearing and upon conclusion, adopt 1) a **Resolution** determining Project is Exempt from review under the California Environmental Quality Act, 2) an **Ordinance** rezoning 0.16 acres from Multi-Family Special Planning District (R-4-SPD) zone To Limited Commercial Special Planning District (C-1-SPD) zone.
Contact: David Hung, Associate Planner, (916) 808-5530; Stacia Cosgrove, Senior Planner, (916) 808-7110, Community Development Department

20. **Solar Photovoltaic and Water Heating Systems Fee Adjustments** (Publishing Not Required]
Report # 2011-00854 Estimated Time: 10 minutes
Location: Citywide
Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** adjusting permit fees for solar photovoltaic and solar water heating systems
Contact: Tom Pace, Principal Planner, (916) 808-6848, Community Development Department

21. **Floodplain Management and Risk Notification Ordinance** (Noticed on 10-6-11, Passed for Publication on 10-18-11; Published on 10-21-11)
Report # 2011-00861 Estimated Time: 5 minutes
Location: Citywide
Recommendation: Conduct a public hearing and upon conclusion, adopt the Flood Management and Risk Notification **Ordinance** repealing Chapter 17.156, and amending Chapters 15.104 and 15.108, of the Sacramento City Code.
Contact: Connie Perkins, Senior Engineer, (916) 808-1914, Department of Utilities

Discussion Calendar (Item 22 -24)

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

- 22. First Year of the New Crocker (Oral Report)**
Report # 2011-00836 Estimated Time: 10 minutes
Location: Citywide
Recommendations: Receive and file.
Contact: Lial A. Jones, Executive Director, Crocker Art Museum; Barbara Bonebrake, Director, (916) 808-7733, Convention, Culture and Leisure Department
- 23. Agreement: Lease and Operation of Haggin Oaks, Bing Maloney and Bartley Cavanaugh Golf Facilities**
Report # 2011-00777 Estimated Time: 30 minutes
Location: Districts 2, 5, 7
Recommendation: Adopt a **Resolution 1)** (a) declaring it is in the best interest of the City to enter into an agreement with Morton Golf, LLC without bidding for the lease and operation of the Haggin Oaks, Bing Maloney, and Bartley Cavanaugh golf courses; and (b) authorizing the City Manager to execute the agreement; 2) repealing resolutions 99-320 and 2001-054 relating to the irrigation surcharge at the three golf facilities and the bundled fees structure at the Alister MacKenzie Golf Course at Haggin Oaks as of January 1, 2012; 3) following completion or cancellation of the water connection projects at Haggin Oaks and Bartley Cavanaugh golf courses, deposit the remaining balance of funds from M17400000 (Golf Course Maintenance), less \$60,000, into Special Fund 2 (Building Repairs and Minor Upgrades) and Special Fund 3 (Capital Improvement Fund for Buildings and Support Facilities) in accordance with the agreement; 4) approving the withdrawal of \$134,847 from M17400200 (Golf Irrigation System Replacement) and deposit into Special Fund 5 (Irrigation Fund) in accordance with the agreement; 5) transferring title from the City to Morton Golf of that equipment specified in Exhibit C of the Agreement; 6) suspending interest on the Golf Fund (Fund 2603) operating loan from the Risk Management Fund, effective July 1, 2011, with repayment of the loan to begin in 2021; and 7) commit \$150,000 of the cash balance available in the Golf Fund (Fund 2603), to be used in the event Morton’s Percentage Payments, as defined in the Agreement, are less than minimum annual rent in any of the first three years of the contract, not to exceed \$50,000 per year.
Contact: Barbara Bonebrake, Director, (916) 808-7733; Mike Kerton, Administrative Officer, (916) 808-6316, Convention, Culture and Leisure Department
- 24. Fire Department Update 2011**
Report # 2011-00899 Estimated Time: 15 minutes
Location: Citywide
Recommendations: Receive and file.
Contact: Ray S. Jones, Fire Chief, (916) 808-1300, Fire Department

Information Reports (Item 25 - 27)

These items are for information only and are not eligible for action at this time.

25. **Informational Report: Community Racial Profiling Commission First Quarterly Update Report # 2011-00862**
Location: Citywide
Recommendation: Receive and file.
Contact: Alisa Buckley, Police Sergeant, (916) 808-0832, Police Department

26. **Informational Report: Community Racial Profiling Commission Second Quarterly Update Report # 2011-00863**
Location: Citywide
Recommendation: Receive and file.
Contact: Alisa Buckley, Police Sergeant, (916) 808-0832, Police Department

27. **Department of General Services Emergency Contracts [To Be Delivered] Report # 2011-00806**
Location: 5730 24th Street, District 4
Recommendation: Receive and file
Contact: Gary Holm, Operations General Supervisor, (916) 808-6321; Yadi Kavakebi, Facilities Superintendent, (916) 808-8432, Department of General Services

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment